



**GRASSROOTS**  
REALTY GROUP

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12504 119 Avenue NW  
Edmonton, Alberta

MLS # A2319256



**\$1,424,900**

<b>Division:</b>	Prince Charles		
<b>Type:</b>	Multi-Family/Row/Townhouse		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,209 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Additional Parking, Garage Faces Side, On Street, Quad or More Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Are you looking for a PRIME INVESTMENT opportunity in Edmonton? Located in the bustling community of Prince Charles, this BEAUTIFUL 4-PLEX offers over 4,200 sq. ft. above grade (8 bedrooms & 12 bathrooms) plus full UNFINISHED BASEMENTS in each unit. Each home features a BRIGHT AND SPACIOUS main floor with OPEN-CONCEPT living, dining, and kitchen areas, plus CONVENIENT HALF BATHS. Upstairs, TWO LARGE PRIMARY suites, EACH with ENSUITE AND WALK-IN CLOSET! The UPSTAIRS LAUNDRY adds to the tenant appeal. Basements provide additional space for FUTURE DEVELOPMENT, further increasing your options. With MODERN layouts, 4 detached SINGLE-CAR GARAGES, and a CENTRAL location close to schools, shopping, and transit, this property is designed to ATTRACT LONG-TERM QUALITY RENTERS. Rarely do multi-family properties WITHOUT FINISHED BASEMENTS of this SIZE AND QUALITY come available.