

10718-106 Street  
Edmonton, Alberta

<b>Price:</b>  <b>\$ 790,000.00</b>	<b>Neighborhood:</b>  Central McDougall	<b>Style:</b>  Apartment Style 4 plex
<b>Lot Size:</b>  74997 Square feet	<b>Year Built:</b>  1690	<b>Suites:</b>  1 bedroom x 3 2 bedroom x 1
<b>Legal :</b>  Plan B4 Block 6 Lot 235	<b>Parking:</b> Single garage Plus Surface Parking	<b>Taxes</b>  2023 - \$5328.00
<b>Exterior:</b>  Stucco / Brick	<b>Heating:</b>  furnaces x 2 replaced in 2011	<b>Appliances</b>  Fridge, Stove, Dishwasher x 1 Washer/ Dryer
<b>Front Exposure:</b>  East	<b>Structure</b>  Wood-frame	<b>Stories</b>  1.5
	<b>Rental Income;</b>  1 brms \$870/ \$830 / \$975 2 brm - \$1150  Rental can be increased	<b>Expenses: 2023</b>  Utilities - \$9993.50 Insurance - \$6328.79 Repairs - \$2777.63
Renovations; 2010 – replaced all railings 2015 – replaced shingles (50 year shingles) 2012- 2021 – suites have been upgraded. All appliances upgraded.		Sutton Central Commercial Pam Gill gillp@sutton.com Unit 203 – 10330 – 124 Street Edmonton, Alberta Cell: 780-907-4261