



THE PERFECT INVESTMENT IN EDMONTON

RENT INFORMATION:

\$2200/month x 2

\$1200/month x 2

TOTAL: \$6800/month

GROSS INCOME: \$81600/year

ABOUT THE PROPERTY

2018 built side by side duplex in one of Edmonton's premier communities, Grovenor. This property features four income producing suites under one roof.

Each side of the duplex comes with a legal one bedroom basement suite with a separate side entrance.

The entire building offers covered parking with a detached two car garage for each side of the duplex, offering in total four parking spots.



GET IN TOUCH

 **Phone**
780-964-8651

 **Website**
www.mastersteam.ca

 **Address**
10357/59 149 ST NW,
Edmonton



MASTERS

Real Estate Team

real

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Canora Park
10425 152 Street NW

2 min

Grovenor Park
14325 104 Avenue NW

8 min

MacKinnon Ravine Park
14212 Summit Drive NW

6 min

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds	4 Sports Fields
1 Tennis Court	3 Basketball Courts
1 Splash Pad	3 Ball Diamonds
2 Rinks	1 Trail
2 Community Halls	1 Community Garden

SCHOOLS

With so many assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Grovenor School
Designated Catchment School
Grades K to 6
10345 144 St NW

Ross Sheppard High School
Designated Catchment School
Grades 10 to 12
13546 111 Ave NW

Amiskwaciy Academy
Grades 7 to 12
101 Airport Rd NW

École publique Gabrielle-Roy
Designated Catchment School
Grades PK to 6
8728 93 Ave NW

Other Local Schools
Stratford School
Grades K to 9
8715 153 St NW

Centre High School
Grades 10 to 12
200-10310 102 Ave NW

Westminster Junior High School
Designated Catchment School
Grades 7 to 9
13712 104 Ave NW

Elmwood School
Grades K to 6
16325 83 Ave NW

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away.

Nearest Street Level Transit Stop
149 Street & 102 Avenue

3 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3.75km.

Covenant Health - Misericordia Community Hospital
16940 87 Ave NW

Fire Station
10949 156 St NW

Police Station
16505 100 Ave NW

CONVENIENCE

Daily errands are quick and easy in this neighbourhood, with 5 amenities within a 11 minute walk from this home.

Coffee

Gym

Grocery

Cleaner

Gas Station