



9304 112 Avenue  
Edmonton, AB T5G0G6  
MLS® E4301098



**Brad Warkentin**  
SALES REPRESENTATIVE  
(780) 913-3537



**\$599,000**



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9304 112 AVENUE, EDMONTON, AB T5G0G6

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Extremely well maintained & upgraded Legal 4-plex in Edmonton's Downtown Core. Close to every amenity including the ICE District, Nait, Grant MacEwan and only 15 minutes by public transit to the University of Alberta. Upgrades include 4 furnaces, windows, shingles, hot water tanks, key-less fob entry, security camera, smoke detectors and fully fenced yard with 8 energized parking stalls. The 3-2 bedroom and 1-1 bedroom units are separately metered with their own heating source and coin operated laundry in the secured immaculate mechanical room. A multi-family property in this good of condition is a rare find and a Great



View the home: <https://www.c21.ca/listing/AB/Edmonton/9304-112-Avenue-T5G0G6/156778049>



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