

Courtesy Of Mirella Esposito Of Century 21 Masters

\$825,000 - 9943 9939 77 Street Nw, Edmonton

MLS® #E4225000

\$825,000

10 Bedroom, 6.00 Bathroom, 2,400 sqft
Single Family on 0 Acres

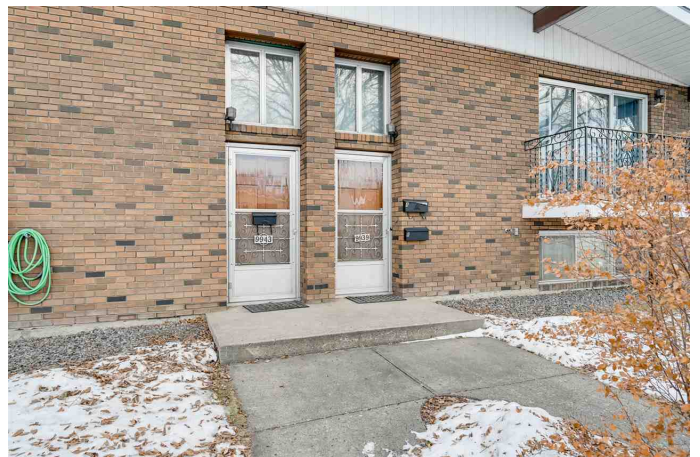
Forest Heights_EDMO, Edmonton, AB

INVESTORS ALERT! 4PLEX in Desirable FOREST HEIGHTS LOCATION! IMAGINE 10 BDRMS, 4 KITCHENS, 6 BATHS, 4 LIVING RMS & 4 LAUNDRY RMS! Notoriously low vacancy rates in Forest Heights. LARGE units including 4 STOVES, 4 FRIDGES, 4 WASHER, 4 DRYERS. Separate 4 power meters, 4 gas meters, 2 water meters. Convenient 4 furnace building with no boilers!!! 4 Furnaces/4 HWTs have been updated in recent years. Shingles/Attic insulation also updated in last few years. RARE 4 car garage with OVERSIZED 8X8' doors- it doesn't get any better. Just walk to Edmonton's River Valley Trails, Capilano Ravine nearby, near major bus routes to Downtown, U OF A, just off Gretzky Drive, close to several schools, local shopping Capilano and Bonnie Doon Malls (WALMART, SAFEWAYS, WINNERS, SECOND CUP, RESTAURANTS,...). Fully rented which brings \$4650 monthly. A TURN KEY and SOLID INVESTMENT OPPORTUNITY in prime FOREST HEIGHTS location!

Built in 1978

Essential Information

MLS® #	E4225000
Price	\$825,000



Bedrooms	10
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	2,400
Acres	0.19
Year Built	1978
Type	Single Family
Sub-Type	4PLEX
Style	Bi-Level
Status	ACTIVE

Community Information

Address	9943 9939 77 Street Nw
Area	Edmonton
Subdivision	Forest Heights_EDMO
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3B8

Amenities

Features	Laundry-In-Suite, Vaulted Ceiling
Parking Spaces	12
Parking	Over Sized, Quad or More Detached
# of Garages	4+

Interior

Interior	Carpet, Linoleum
Interior Features	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Forced Air-2
Bedrooms on Main Level	Y
Has Basement	Yes
Basement	Full, Fully Finished
# of Stories	2

Exterior

Exterior	Brick, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

Listing information last updated on March 3rd, 2021 at 4:46am MST