



**Edmonton 15 Strathcona** **LP: \$760,000**  
**8210 101 ST NW** **SP:** **ACTIVE** M

**List ID #:** E4304950 **Type:** Duplex Side By Side  
**DOM:** 0 **Style:** Raised Bungalow  
**Rms Abv Gd:** 4 **Year Blt:** 1957  
**Bedrms:** **Above:** 2 **Ttl:** 3 **Basement:** Full  
**Baths:** 4 / 0 **Bsmt Dev:** Fully Finished  
**Total Flr (SF):** 1,891.67 **Total Flr (M):** 175.74

Grow your rental portfolio with this mid-century side by side duplex in Strathcona. Four units in total with legal basement suites. Original hardwood floors in the living room and primary bedroom with charming mock fireplaces in the living room up and down. Upgrades in recent years include, two new furnaces (one mid and one HE), hot water tank, fiberglass shingles, appliances, sewer line, and windows up and down. Rental income \$1000 main floor, \$800 basement, double garage \$250, utilities included. The main floor on the vacant side had a long term tenant for 9 years paying \$1100/month. Coin laundry in the basement on 8212 side but there's also hook-up for laundry on the vacant side.

**Directions:**

**Virtual Tour:** <https://vimeo.com/730194967>

**Brochure:** <http://www.8210-8212-101st.com/>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	90	negotiable	Level	Mtr2	SqFt
<b>Full Baths:</b>	0	0	0	4	0	0	<b>Occupancy:</b>	Tenant Rights		<b>Main:</b>		
<b>Ensuite</b>		0	0	0	0	0				<b>Upper:</b>		
<b>Addl Rms:</b>	0	<b>Finished Lvl:</b>		2			<b>Garage Dim:</b>			<b>AbGd:</b>		
<b>Fpl:</b>		<b>Fpl Fuel:</b>					<b>Elem Schl:</b>			<b>Lowr:</b>		
<b>Fpl Type:</b>							<b>Jr High Schl:</b>			<b>BIGd:</b>		
<b>Parking:</b>	Double Garage Detached							<b>High Schl:</b>		<b>Total A.G.</b>	175.74	1,891.67

<b>Living Rm:</b>	4.75x4.13	M	<b>Primary Bdrm:</b>	3.57x3.30	M
<b>Dining Rm:</b>			<b>Bedrm 2:</b>	3.54x3.36	M
<b>Kitchen:</b>	3.60x3.36	M	<b>Bedrm 3:</b>	3.97x2.97	B
<b>Family Rm:</b>			<b>Bedrm 4:</b>		
<b>Den:</b>			<b>Second Living</b>	4.94x3.86	B
<b>Bonus Rm</b>			<b>Second Kitchen</b>	3.27x3.27	B

**Flooring:** Hardwood, Laminate Flooring, Linoleum **Foundation:** Concrete  
**Construct:** Wood Frame **Heat Type:** Forced Air-2  
**Roof:** Fiberglass **Heat Fuel:**  
**Exterior:** Stucco **Remodel:**  
**Site Infl:** Fenced, Flat Site, No Back Lane, Playground **Amen/Features:** Detectors Smoke, Laundry-Coin-Op  
 Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

**Goods Incl:** See Remarks **Restrict:** None Known

**Warranty:** **Goods Excl:**  
**Front Expos:** East **Condo/HOA:** **Condo:** **HOA:**  
**Prop Class:** Single Family  
**Condo Name:**  
**Prk Encl/TTL:** / /

<b>Lot Sq (M):</b>	405.10	<b>Lot Dimen:</b>	
<b>Frontage (M):</b>		<b>Lot Shape:</b>	Rectangular
<b>Depth (M):</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Front Expos:</b>	East
<b>Taxes:</b>	\$6,806.07 <b>Tax Yr:</b> 2022	<b>Local Improv:</b>	/Yr: