



## Edmonton Alberta

\$775,000

University Buy-and-Hold: 4-Unit Cash Flow Engine Finding an exceptional buy-and-hold asset usually means compromising on location or layout—but this unique side-by-side bi-level duplex delivers both. Located minutes from the University, this cash-flow engine features fully legal basement suites, offering four distinct income streams in a near-zero vacancy market. The bi-level layout is an investor's secret weapon. Main levels offer bright living spaces transitioning to private, elevated balconies. Because of the design, the lower units sit partially above grade, completely eliminating that dark basement feel. Massive, oversized windows flood the legal lower suites with natural light, making them just as inviting as the main floors. With moderate renovations already completed, the heavy lifting is done for a clean, stable asset from day one. The property features a sun-drenched, south-facing backyard and a double detached garage perfect for generating additional parking or storage revenue. (id:6769)

Family room Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

Bedroom Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Listing Presented By:



Originally Listed by:  
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