

**Second Level (3 beds each unit)**



**Main Level**



**Basement Level (4 units: 1 bed)**



## Edmonton Alberta

\$5,990,000

New 29-unit multifamily project designed for affordable, stable tenancy. About 67% of units rent below \$1,100/month--well under Edmonton's 2024 average of \$1,300 for one-bedrooms--offering strong occupancy potential. Prime location within a 5-minute walk to the future LRT station, with schools and shopping nearby. Completion scheduled for the end of 2026--an excellent opportunity to secure a modern, low-maintenance investment property in a growing Edmonton area. Great benefit - Buyer to assume already approved 3.75% (low rate) CMHC MLI Select mortgage and saved about 2.5% (\$135,000) additional (new) CMHC premium fee. Contact for more details. Photos are virtual renderings. Exterior siding might be different (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net