



Edmonton Alberta

\$944,900

TURNKEY 4-PLEX in a PRIME south-central Edmonton location near the University of Alberta, Whyte Ave, Southgate Mall, transit, and major routes. Positioned in a HIGH-DEMAND rental corridor with schools near, this property appeals to students, families, and young professionals alike. Featuring TWO ABOVE-GRADE UNITS plus TWO BASEMENT SUITES, delivering strong income potential with diversified revenue streams. Major upgrades include TWO FULLY RENOVATED SUITES (2022), one COSMETIC UPDATE (2025), upgraded ELECTRICAL TO CODE, added BLOW-IN ATTIC INSULATION, NEW WINDOWS in two suites, and other strategic updates. Situated on a LARGE LOT with SIDE ALLEY ACCESS, offering flexibility, strong HOLD VALUE, and FUTURE REDEVELOPMENT POTENTIAL for higher density. A rare opportunity to secure a well-located, income-producing asset with immediate stability and long-term upside. Seller Financing Available via Agreement For Sale! (id:6769)

Additional bedroom Measurements not available

Bedroom 2 2.97 m X 3.61 m

Bedroom Measurements not available

Bedroom 3 3.86 m X 2.9 m

Living room 5.5 m X 3.61 m

Bedroom 4 4.94 m X 3.61 m

Dining room 1.78 m X 2.92 m

Bedroom 5 2.97 m X 3.61 m

Kitchen 2.52 m X 2.85 m

Bedroom 6 3.86 m X 2.9 m

Primary Bedroom 4.94 m X 3.61 m

Listing Presented By:



Originally Listed by:
Exp Realty

Ahmad Sai
RE/MAX RIVER CITY 

RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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