



Edmonton Alberta

\$950,000

ATTENTION INVESTORS! This fully rented Garneau 2 storey triplex, zoned RA7 is a 19min walk to the University of Alberta and is rented as student housing with 8 bedrooms, 7 bathrooms, 3 kitchens, 3 stacked washer/dryer and one mechanical room. Rear parking area for 6 vehicles and new bike lane in the front make this the perfect accommodation for students. Rented by the bedroom but could easily be rented by floor with utilities incl. Strategic investment for your real estate portfolio. Student housing is expected to perform well in the Edmonton market with UofA planning to increase it's student population by 35% over the next 7-10 yrs. Built in 2009 with Hot Water on Demand (2023), Hydronic Heating and Heat Recovery Ventilator helps to keep utility costs in check. Within walking distance to banking, grocery, pharmacy & restaurants. A great investment! (id:6769)

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
Bedroom 5 Measurements not available
Bedroom 6 Measurements not available

Listing Presented By:



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RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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