



## Edmonton Alberta

\$719,900

Listing Presented By:



Originally Listed by:  
Exp Realty

Opportunities like this rarely come up in this pocket of the city. Located in proximity of the University of Alberta and minutes from Whyte Avenue, Queen Alexandra offers a lifestyle and location that consistently attracts long-term, reliable tenants year after year. This legal four-plex is thoughtfully laid out with a mix of one and two bedroom suites, each with its own private entrance, in-suite laundry, and separate electrical meter, allowing tenants to pay their own power and helping keep operating costs lower for the owner. The building has been well maintained and upgraded over time, with functional kitchens, comfortable living spaces, and layouts that work equally well for students, young professionals, or parents housing children attending the U of A. Four dedicated parking stalls add real value in an area where parking is always in demand. Situated in one of Edmonton's most walkable and vibrant neighbourhoods, tenants enjoy easy access to transit, groceries, cafes, and the energy of Whyte Avenue. (id:6769)

**Bedroom 5** Measurements not available

**Second Kitchen** Measurements not available

**Living room** Measurements not available

**Kitchen** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

**Second Kitchen** Measurements not available

**Bedroom 3** Measurements not available

**Bedroom 4** Measurements not available

**Second Kitchen** Measurements not available

**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