



Edmonton Alberta

\$2,900,000

\$2.9m 10 multi-units at the University of Albertas Queen Alexandra community. Located next to the bus stop on 109 Street, this is an ideal investment for university students and downtown professionals seeking easy commuting options. 5-plex building on 10 units, 3-story height: 5 spacious Upper units featuring 3 bedrooms and 2.5 baths; 5 cozy Lower units with 1 bedroom and 1 bath. Units average \$290,000 each—an outstanding value in this prime location. Benefit from an Assumable existing CMHC MLI mortgage with an approved loan amount of \$2.67 million. This allows savings of approximately 2.5% (\$65,000) on the CMHC's new premium fees, maximizing your return. Estimated possession July - August 2026. Aiming to get students back to university for the fall Semester?. (id:6769)

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

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