



## Edmonton Alberta

\$750,000

Fantastic 9 Bedroom 4 Bathroom Half-Duplex on University Avenue! This 2107 sq. ft. home is your golden ticket to financial success. Offering 3,124 sq. ft. of total living space. Two Separate kitchens, Two separate laundry areas, and Two furnaces. This is the ultimate University Student rental property, offering massive potential with its Medium Scale Residential Zoning. And let's talk about convenience a separate entrance to the basement ensures privacy for all tenants, while parking for 5 vehicles, including a double car garage, means no more parking nightmares. Situated just steps away from the University of Alberta, this isn't just prime real estate; it's a strategic investment in the heart of academia. Students line up to live here, and with a myriad of local restaurants and shops nearby, convenience is guaranteed. For the savvy investor, this isn't just an opportunity; it's a no-brainer. Don't wait for tomorrow; seize the day! (id:6769)

Family room Measurements not available

Additional bedroom Measurements not available

Bedroom Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
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