



Edmonton Alberta

\$559,555

LOCATION, LOCATION, LOCATION! ATTENTION INVESTORS! RF3 zoned, 33x132 lot! ONLY 5mins to UofA Hospital & the UofA Campus & 10min walk to McKernan LRT station! **3 furnaces, 7 BEDROOM w/potential for another 3 bedrooms, a 3rd full bath & 2nd kitchen/living room upstairs!** Exceptional investment opportunity in one of Edmonton's most sought-after communities! This seven-bedroom property in McKernan is just a short walk to McKernan School, the University of Alberta, and the UofA Hospital—making it a prime location for students and professionals alike. Currently rented with awesome immediate cash flow! The partially finished/framed up basement offers potential for 3 more bedrooms and 2nd floor ideal room for an additional kitchen, perfect for expanding rental options (3 separate suites?). With ample parking at the rear in such a sought after neighbourhood, this is an amazing opportunity to buy & hold, or buy/build, you cannot beat the price and location! (id:6769)

Office 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

Den Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty



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