



Edmonton Alberta

\$738,000

Rare opportunity to own a fully licensed 7-bedroom, 7-bathroom lodging house in sought-after McKernan, just steps from the University of Alberta. Operating with valid Development, Building, and Business permits, this turn-key property offers a rare legalized student/professional housing setup in one of Edmonton's strongest rental markets. Situated on a 49.5' x 130' lot (approx. 600 sqm), the 2-storey home features 7 bedrooms, 7 full baths, including 5 ensuites. Walking distance to the U of A and McKernan/Belgravia LRT stations ensures consistent tenant demand. Major upgrades include a new roof with 15-year workmanship warranty, interconnected smoke/CO detectors, upgraded basement egress windows, vinyl windows, PEX plumbing, 100-amp service, newer furnace, and 2024 hot water tank. Generating approximately \$5,000/month in gross rental income, this high-yield investment also offers significant future redevelopment potential. (id:6769)

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
Mozaic Realty Group



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.