



## Edmonton Alberta

\$2,100,000

Affordable CMHC MLI Select is here! This brand-new 3-story 9-unit Apartment is purpose-built for low vacancy and stable, long-term tenancy - specific design for affordable living tenants. The building features FOUR spacious 2-bed/2-bath suites (761 sqft), FOUR large 1-bed/1-bath suites (564 sqft), and ONE compact 1-bed/1-bath suite (394 sqft). Location is unparalleled: backing onto 97 Street, it offers massive public transit access. Tenants are perfectly positioned just 5 minutes from NAIT, Kingswall Mall, and Walmart Supermarket, and a quick 10-minute commute to the Downtown core and Northgate Centre. Ideally designed to attract high-demand tenants of students, Kingsway Mall employees, Downtown professionals, and budget-conscious renters. This is a premier, turnkey addition to any portfolio! Completion estimated for the end of 2026.

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Listing Presented By:



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