



Edmonton Alberta

\$1,050,000

Built in 2013, this Montrose 4-plex offers both modern reliability and long-term investment strength on a 753 m² corner lot. Each suite is over 1,000 sq. ft., with a rare mix of one 4-bedroom, one 3-bedroom, and two 2-bedroom units—together providing 7 bathrooms and layouts suited to families and professionals alike. Bright interiors benefit from large windows, while the landscaped lot with mature trees and shrubs creates a private, courtyard-like setting. Six powered parking stalls add everyday convenience, and three unfinished basements provide clear value-add potential. Separate utilities reduce operating costs, and the advantages of newer construction mean lower maintenance, modern systems, and turnkey performance. Set in a mature, tree-lined neighborhood with quick access to Yellowhead, Gretzky, and downtown, this is a rare opportunity to secure a stable asset with both present income and future upside. (id:6769)

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

Bedroom Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty



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.