



Edmonton Alberta

\$1,725,000

Premium rental portfolio on a Corner Lot in central Edmonton location with 15 Beds & 9 Bath!! Own a brand-new Triplex in Alberta Avenue with 3 legal secondary suites. Each upper unit features 3 beds, 2.5 baths, and 1,091 sq. ft. area, ideal for young professionals or family-oriented tenants. Each legal lower suite offers 2 beds, 1 bath, and approx. 576 sq. ft area. With approx. 5,001 sq. ft. of total living area and 3,273 sq. ft. above grade, this multifamily asset is projected to generate approx. \$11,250/month or \$135,000 in annual gross rent. Currently at foundation stage, with estimated Nov 30 possession. Fully finished and equipped with 6 full sets of appliances and landscaping. Centrally located near Downtown Edmonton, Royal Alexandra Hospital, Kingsway Mall, NAIT LRT, schools, parks, and playgrounds. Photos are 3D renderings of engineer's project design. This project qualifies for the CMHC MLI Select Program. Property taxes for 2026 have not yet been assessed. (id:6769)

Living room 14'8" x 9'6"

Kitchen 10'10" x 9'0"

Primary Bedroom 11'5" x 8'1"

Bedroom 2 8'6" x 8'0"

Bedroom 3 8'0" x 8'0"

Bedroom 4 11'7" x 8'1"

Bedroom 5 8'6" x 8'0"

Bedroom 6 8'1" x 8'0"

Additional bedroom 11'5" x 8'1"

Bedroom 8'6" x 8'0"

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty



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