



Edmonton Alberta

\$1,379,797

Rare 5-unit income property in Cromdale, backing onto Rat Creek with views of downtown and the stadium. This brand-new front-back duplex offers 2 three-storey upper units (3 bedrooms + loft each), 2 one-bedroom basement suites, and a 2-bedroom garage suite--all with separate entrances. Upper units feature spacious layouts with covered patios off the loft level. The garage suite also includes a balcony overlooking Rat Creek. Ideal for investors or multi-generational living. Situated on a longer lot with ample parking, including an oversized double detached garage, rear parking pad, and additional street parking--an exceptional feature for tenants. Projected rental income of approximately \$8,000-\$9,000/month (buyer to verify), offering strong cash flow potential. Conveniently located near Concordia University of Edmonton, transit, and major amenities. (id:6769)

Bedroom 4 2.72 m X 3.56 m

Bedroom 6 2.72 m X 3.56 m

Living room 3.62 m X 3.47 m

Dining room 3.4 m X 3.58 m

Kitchen 3.39 m X 2.47 m

Primary Bedroom 4.29 m X 3.42 m

Bedroom 2 2.91 m X 3.06 m

Bedroom 3 2.91 m X 3.41 m

Bedroom 5 3.52 m X 3.01 m

Additional bedroom 2.91 m X 3.06 m

Bedroom 4 2.29 m X 3.42 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris

<http://sukhidhaliwal.com/>



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