



## Edmonton Alberta

\$769,900

Fully tenanted and cash flowing, this 10-bedroom multi-suite property in the heart of Strathcona offers strong rental income and long-term upside. Currently configured with two spacious 2-bed/1-bath units upstairs and six individually addressed, furnished rooms below, it appeals to both U of A students and working professionals. Recent upgrades include four high-efficiency furnaces, updated plumbing, electrical, fire protection systems, durable vinyl plank flooring throughout, and a roof replacement in 2018. The property has a proven track record of near-full occupancy, with the upstairs units alone historically covering the mortgage. Whether you're holding for income, considering future infill or looking for a strategic value-add, this is a prime investment in one of Edmonton's most walkable and transit-connected neighbourhoods.

Unit Counts: Studio Apts: 0 Bachelor Apts: 01 Bedroom Apts: 62 Bedroom Apts: 23 Bedroom Apts: 04+ Bedroom Apts: 00 Other Units: 00 Other Property Types: Multi-Family Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Adrian Nedelec Appointment Phone: 780-966-4471 Paragon Listing ID: E4457140 (id:6769)

Listing Presented By:



Originally Listed by:  
Exp Realty



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