



## Edmonton Alberta

\$899,900

**\*INVESTOR ALERT\*** Turnkey triplex featuring three fully updated units, each with 4 bedrooms and a fully finished basement -- 12 bedrooms total. Interiors have been refreshed with modern vinyl flooring, stainless steel appliances, and fresh paint, making every unit move-in ready. Each unit includes its own oversized detached single garage -- a rare tenant draw that commands stronger rents. Located in Edmonton's Alberta Avenue neighbourhood, just minutes from downtown, NAIT, Rogers Place, and the Coliseum. With quick access to Yellowhead Trail and Wayne Gretzky Drive, tenants enjoy seamless connectivity across the city. The area's affordable rents, diverse tenant pool, and ongoing neighbourhood revitalization make this a strong long-term hold with consistent rental demand. A true cash-flow asset built for the serious investor. (id:6769)

Bedroom 4 Measurements not available  
Family room Measurements not available  
Living room Measurements not available  
Dining room Measurements not available

Kitchen Measurements not available  
Primary Bedroom Measurements not available  
Bedroom 2 Measurements not available  
Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<http://www.devillahomes.com/>



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