



## Edmonton Alberta

\$679,900

Investor Alert! Exceptional 4-Unit Income Property side-by-side duplex featuring fully developed basement suites, creating 4 self-contained units in total. Each unit offers over 1,200 sq. ft. of living space, 3 generous bedrooms, and its own private laundry, for a total of 12 bedrooms and 4 separate laundry facilities throughout the property. This is an outstanding value compared to purchasing individual half-duplexes with legal suites in today's market. Designed for strong rental appeal, the spacious layouts, private yards, and practical floor plans make tenant placement and property management straightforward. Ideally located with quick access to Yellowhead Trail, providing convenient connections to East and West Edmonton, the Northside, and Downtown. well maintained. Whether you're looking to expand portfolio or secure a high-income multi-family asset, this property offers excellent cash-flow potential and long-term value. Don't miss this rare investment opportunity--act quickly (id:6769)

Additional bedroom Measurements not available

Bedroom Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://gini-nunez.edmontonhomesforsaleremaxrivercity.ca/>



**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.