



Edmonton Alberta

\$589,900

Rare opportunity to own a cash-flowing legal rooming house / Income Property in Ritchie, one of Edmonton's most sought-after central communities. This income property features a ~900 sq ft self-contained 1-bedroom suite plus 8 private rental rooms across two levels. The main suite offers stable, long-term income with a tenant since 2009, while rooms rent for \$500-\$550/month. Updates include a new roof and 3 fully renovated rooms, creating immediate upside with ready-to-lease inventory. The functional 4-up/4-down layout with two half kitchens and multiple bathrooms is ideal for investors, multigenerational living, or an owner-occupier seeking a mortgage helper. Prime location steps to Whyte Ave, Mill Creek Ravine, transit, schools, and the University area ensures rental demand and long-term growth. Strong income with upside potential. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

<https://rickaujla.c21.ca/>



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