



## 8104/8108 97 Street Edmonton AB

\$645,000

An outstanding investment opportunity in the heart of Old Strathcona: Two half-duplexes sold together on a single title. These sunlit raised bungalows are strategically located near Whyte Ave's popular spots, the UofA vicinity, and just a swift 3-minute drive from downtown. All four units offer two spacious bedrooms and a contemporary 4-piece bath, each with a dedicated entrance. Its prime location appeals to a premium rental market, ensuring consistent real estate value. Current tenants, all appreciative of the living environment, are keen to continue their stay. Expand your portfolio with this opportunity!

Listing Presented By:



Originally Listed by:  
Exp Realty

carlos@look4thelion.ca  
<https://look4thelion.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)