



Edmonton Alberta

\$579,555

ATTENTION INVESTORS! RF3 zoned already! ONLY 5mins to U of A Hospital & the UOFA Campus & 10min walk to McKernan LRT station! **7 BEDROOM w/potential for another 3 bedrooms, a 3rd full bath & 2nd kitchen/living room upstairs!** Exceptional investment opportunity in one of Edmonton's most sought-after communities! This seven-bedroom property in McKernan is just a short walk to McKernan School, the University of Alberta, and the UofA Hospital—making it a prime location for students and professionals alike. Currently all rooms are fully rented with separate leases in place to ensure immediate cash flow. The partially finished/framed up basement offers potential for 3 more bedrooms and 2nd floor ideal room for an additional kitchen, perfect for expanding rental options. Featuring durable vinyl plank flooring throughout and ample parking at the rear in such a sought after neighbourhood. If you are looking to hold & collect rent month/month or ideas to re-built, you cannot beat the price and location! (id:6769)

Additional bedroom Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 6 Measurements not available

Den Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca