



## 10934 76 Avenue Edmonton AB

\$599,995

This seven-bedroom house is a great investment opportunity in McKernan. Located close to the University of Alberta, a highly desirable area of Edmonton, this property offers a strong cash flow investment from day one. The basement, which is already partly finished, has the potential to accommodate two additional bedrooms and an extra kitchen, making it ideal for students and families. The flooring throughout features vinyl plank. All rooms are fully rented with separate leases that would be transferred to the buyer. The rear of the property offers ample parking spaces.

Listing Presented By:



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