



Edmonton Alberta

\$1,249,900

Fantastic investment opportunity in Queen Alexandra! Built in 2021, this full duplex (4 units) offers strong cash flow potential and a modern design and layout, making it ideal for investors looking to rent to students or young professionals. Perfectly situated close to the U of A and hospital, this property is highly desirable for tenants seeking convenience and accessibility. Each main floor unit features a bright, open concept layout with 3 spacious bedrooms, each complete with its own private ensuite, plus in-suite laundry for added convenience. The well designed basement units each offer 2 bedrooms, a 4 piece bath and separate laundry. All suites have separate entrances, maximizing privacy and rental flexibility. A 4 car parking pad provides ample off street parking. With its functional floor plans, updated style, and unbeatable location, this property is a turnkey addition to any investment portfolio. (id:6769)

Bedroom 4 3.28 m X 2.49 m

Bedroom 5 3.98 m X 2.67 m

Second Kitchen 4.31 m X 3.29 m

Laundry room 2.11 m X 1.05 m

Living room 5.85 m X 5.31 m

Kitchen 3.99 m X 2.99 m

Laundry room 1.13 m X 1.08 m

Primary Bedroom 3.85 m X 3.23 m

Bedroom 2 2.98 m X 2.81 m

Bedroom 3 3.13 m X 2.93 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://www.chrishampson.ca/>

REMAX Elite

REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@elitealestate.ca

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.