



# Edmonton Alberta

\$1,899,000

5-Unit contemporary Side-by-Side Duplex with GARAGE SUITE | Rooftop Patios | Steps to U of A | CMHC MLI Ready. Exceptional turnkey investment in a prime rental market, just one block from the University of Alberta in the vibrant French Quarter and only 5 minutes to downtown. Set in a highly walkable, amenity-rich location, this property attracts quality tenants and supports low vacancy. This modern duplex offers 5400 sf of living space from 5 legal suites: 2/ 1800sf main units, 2 basement suites, + garage suite + 800sf rooftop patio, designed for strong cash flow and long-term appreciation. Built with superior building practices and exceptional materials delivering enhanced durability, efficiency. Features include an expansive rooftop patio, upscale finishes throughout quartz countertops, custom cabinetry, stainless steel appliances, spa-inspired bathrooms, in-suite laundry, + separate private entrances for all units The detached double garage includes a 515 sqft one-bedroom suite. Summer 2026 possession. (id:6769)

Living room Measurements not available  
 Dining room Measurements not available  
 Kitchen Measurements not available  
 Primary Bedroom Measurements not available  
 Bedroom 2 Measurements not available  
 Bedroom 3 Measurements not available

Bedroom 4 Measurements not available  
 Bonus Room Measurements not available  
 Bedroom 5 Measurements not available  
 Bedroom 6 Measurements not available  
 Additional bedroom Measurements not available  
 Bedroom Measurements not available

Listing Presented By:



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