



Edmonton Alberta

\$1,175,000

INVESTMENT OPPORTUNITY in a prime CENTRAL EDMONTON location! This 2026-BUILT 4PLEX offers a turnkey addition to any real estate portfolio with ALL 4 UNITS FULLY LEASED and generating income from day one. Each self-contained unit features a thoughtfully designed multi-level layout with 3 BEDROOMS, 2 FULL BATHROOMS, its own kitchen, living space, laundry & separate entrance. With approximately 3,300 SQ FT ABOVE GRADE plus substantial additional developed space below grade, the property was designed with modern rental living in mind. The newer construction offers investors the appeal of a LOW-MAINTENANCE, WORRY-FREE 2026 BUILD without the renovation demands of an older multi-family property. Centrally located with excellent access to DOWNTOWN, NAIT, Royal Alexandra Hospital, Kingsway, transit, shopping & major commuter routes, helping support strong long-term rental appeal. A rare opportunity to acquire a FULLY LEASED, PURPOSE-BUILT 4PLEX in the heart of Edmonton! (id:6769)

Primary Bedroom 3.13 m X 4.94 m

Living room 3.24 m X 3.64 m

Dining room 3.24 m X 3.64 m

Kitchen 1.05 m X 6.39 m

Bedroom 2 3.18 m X 2.6 m

Bedroom 3 Measurements not available

Bedroom 4 3.57 m X 2.74 m

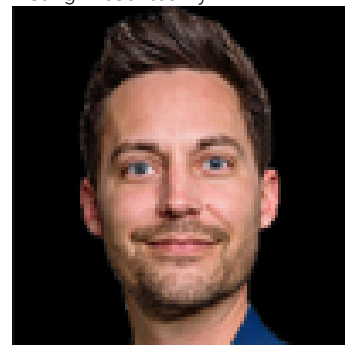
Bedroom 5 3.27 m X 2.55 m

Bedroom 6 3.27 m X 2.57 m

Additional bedroom 3.58 m X 2.74 m

Bedroom 3.13 m X 2.61 m

Listing Presented By:



Originally Listed by:
Exp Realty

REMAX
Excellence

REMAX Excellence

201, 5607-199 Street, Edmonton,
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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.