



Edmonton Alberta

\$1,499,900

Located in the heart of McKernan, this rare side-by-side duplex is purpose-built for long-term investment, steps to the LRT and minutes to the University of Alberta, the U of A Hospital, river valley trails, and Whyte Ave. The property offers 4 legal suites total, two per side, with each side featuring a spacious 4-bed, 2.5-bath main unit plus a legal 2-bed, 1-bath basement suite. Main floor 4th bedroom with a window and closet; works well as a bedroom or office. Two double detached garages add a valuable amenity for tenants and help support long-term retention. This layout captures strong rental demand across multiple tenant profiles, while quality construction and durable modern finishes support low-maintenance ownership, further backed by the peace of mind of Alberta New Home Warranty coverage. Positioned in a high-demand university-adjacent pocket with steady tenancy and multiple income streams, this is a compelling asset for investors seeking scale, location, and consistent cash flow under one roof. (id:6769)

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Breakfast Measurements not available

Utility room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 4 Measurements not available

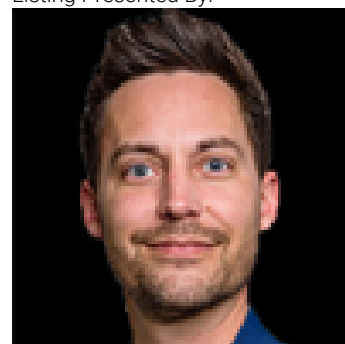
Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

RE/MAX ELITE

RE/MAX Elite Sherwood Park

#116, 150 Chippewa Rd ,
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.