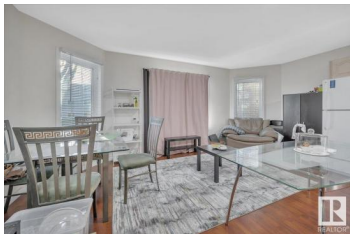
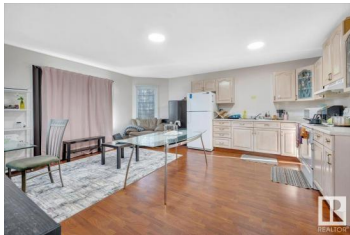




## Edmonton Alberta

Garneau

# \$895,000



Prime Investment in Garneau! Just minutes from the University of Alberta, this fully rented 2-storey triplex is a top-tier student housing investment. It features 8 bedrooms, 7 bathrooms, 3 kitchens, 3 stacked washer/dryers, and a mechanical room. A rear parking lot for 6 vehicles and a bike lane in front enhance tenant convenience. Currently rented by the bedroom, it could easily be leased by floor with utilities included. With UofA planning a 35% enrollment increase over the next decade, student housing demand is set to grow. Built in 2009, it boasts Hot Water on Demand (2023), Hydronic Heating, and a Heat Recovery Ventilator for energy efficiency. Within walking distance to grocery stores, banks, restaurants, and pharmacies, this low-maintenance rental is a strategic addition to any portfolio. Don't miss out! (id:6769)

### Bernie Chu

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