



Edmonton Alberta

\$859,900

Prime Investment in Garneau! Just minutes from the University of Alberta, this fully rented 2-storey 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)

Additional bedroom 2.4 m X 3.7 m

Bedroom 4 m X 3.1 m

Living room 5.4 m X 3 m

Kitchen 4.8 m X 2.7 m

Primary Bedroom 3.4 m X 3.1 m

Bedroom 2 3.4 m X 2.7 m

Bedroom 3 3.4 m X 3.2 m

Bedroom 4 3.4 m X 2.7 m

Bedroom 5 3.5 m X 3 m

Bedroom 6 3.4 m X 3.3 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite



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