

\$734,900 - 7006 119 Avenue Nw, Edmonton

MLS® #canada_21052

\$734,900

10 Bedroom, 10.00 Bathroom, 3,326 sqft

Single Family on 0.11 Acres

Montrose_EDMO, Edmonton, Alberta

Move-in ready condition! Attention investors. Rare opportunity to own both sides of this LARGE, recently RENOVATED single title duplex, located on a quiet corner lot. Was previously rented for \$2300 per side prior to renovation. Rental market has since increased significantly. Renovated and ready to rent out both sides, or move in one side and rent the other for additional income. EACH side has 5 bedrooms and 4.5 bathrooms, plus HUGE LOFT. Total of 10 bedrooms, 10 bathrooms (including 2 half bathrooms) and 2 huge lofts! Primary bedrooms both with ensuite. High basement ceilings. Built in 2011. BRAND NEW: 6 stainless steel kitchen appliances, 2 hood fans, 2 washers, 1 dryer all brand new. Fresh paint, and many more upgrades throughout. Lots of windows and natural light. Large parking area for multiple vehicles. Close to downtown Edmonton, Highlands Golf Course, River Valley, bus routes and LRT. Perfect opportunity to invest in this up and coming community.

Built in 2011

Essential Information

MLS® #	canada_21052
Price	\$734,900
Bedrooms	10
Bathrooms	10.00
Half Baths	2



Square Footage	3,326
Acres	0.11
Year Built	2011
Type	Single Family
Sub-Type	Duplex Side By Side
Status	Active

Community Information

Address	7006 119 Avenue Nw
Subdivision	Montrose_EDMO
City	Edmonton
Province	Alberta
Zip Code	T5B 1T7

Amenities

Features	Deck, See Remarks
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Additional Information

Date Listed	July 9th, 2024
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