## \$749,999 - 7006 119 Avenue, Edmonton

MLS® #E4422252

## \$749,999

10 Bedroom, 9.00 Bathroom, 3,326 sqft Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

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. Expected rent approximately \$3200+ per month per side (\$6400+ total). 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. Fenced yard. 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® #	E4422252
Price	\$749,999
Bedrooms	10

Bathrooms Full Baths Half Baths Square Footage Acres Year Built Type Sub-Type Style Status	9.00 8 2 3,326 0.00 2011 Single Family Duplex Side By Side 3 Storey Active	
Community Information		
Address Area Subdivision City County Province Postal Code	7006 119 Avenue Edmonton Montrose (Edmonton) Edmonton ALBERTA AB T5B 1T7	
Amenities		
Amenities Amenities Parking Interior	Deck, See Remarks See Remarks	
Interior Features	ensuite bathroom	
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two Forced Air-1, Natural Gas	
Stories	4	
Has Basement Basement	Yes Full, Finished	
Exterior		
Exterior Exterior Features Roof Construction Foundation	Wood, Vinyl Corner Lot, Schools, Shopping Nearby, See Remarks, Partially Fenced Asphalt Shingles Wood, Vinyl Slab	

## **Additional Information**

Date ListedFebruary 20th, 2025Days on Market70ZoningZone 06

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