

## \$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	9.00
Full Baths	8
Half Baths	2
Square Footage	3,326
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Duplex Side By Side
Style	3 Storey
Status	Active

### Community Information

Address	7006 119 Avenue
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1T7

### Amenities

Amenities	Deck, See Remarks
Parking	See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**Additional Information**

Date Listed                February 20th, 2025  
Days on Market        70  
Zoning                    Zone 06

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