

## \$738,800 - 6706 19 Avenue, Edmonton

MLS® #E4449931

**\$738,800**

8 Bedroom, 5.00 Bathroom, 2,360 sqft

Single Family on 0.00 Acres

Ekota, Edmonton, AB

PRIME INVESTMENT with 4 units in this legally suited side-by-side duplex. One of the units is needing to be updated, but the rest have had a facelift previously. All units are occupied and have long term tenants. Some updates include the new roof 2018, furnaces and hot water tanks 2012. The upper units are both 3 bedrooms with 1.5 bathrooms, and the lower units have 2 bedrooms....for a total of 10 bedrooms and each unit has its own laundry. Outside the units have storage sheds and there's enough parking for 8 vehicles. Total gross rents are currently \$4890 with a CAP rate of 4.5%, the net is \$3711/month and can easily be over \$4200+/month as all rents can be increased to reflect the market and bring you to a 6%+ CAP. This is an ideal rental as you are only a 1/2 block to 66 St for transit, and a few blocks from Millwoods Town Center for everything else.

Built in 1975

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449931  |
| Price      | \$738,800 |
| Bedrooms   | 8         |
| Bathrooms  | 5.00      |
| Full Baths | 4         |
| Half Baths | 2         |



|                |                     |
|----------------|---------------------|
| Square Footage | 2,360               |
| Acres          | 0.00                |
| Year Built     | 1975                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bi-Level            |
| Status         | Active              |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6706 19 Avenue |
| Area        | Edmonton       |
| Subdivision | Ekota          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 2G8        |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Deck, Detectors Smoke, No Smoking Home |
| Parking   | 2 Outdoor Stalls, Stall, See Remarks   |

### Interior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                                               |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                  |
| Construction      | Wood, Brick, Stucco                                                                                                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 26th, 2025

Days on Market                7

Zoning                            Zone 29

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Listing information last updated on August 1st, 2025 at 11:17pm MDT