

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

MLS® #E4449931

**\$738,800**

8 Bedroom, 5.00 Bathroom, 2,360 sqft

Single Family on 0.00 Acres

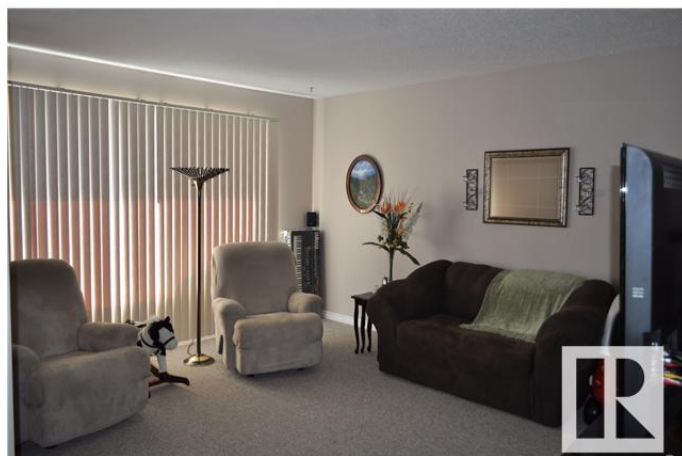
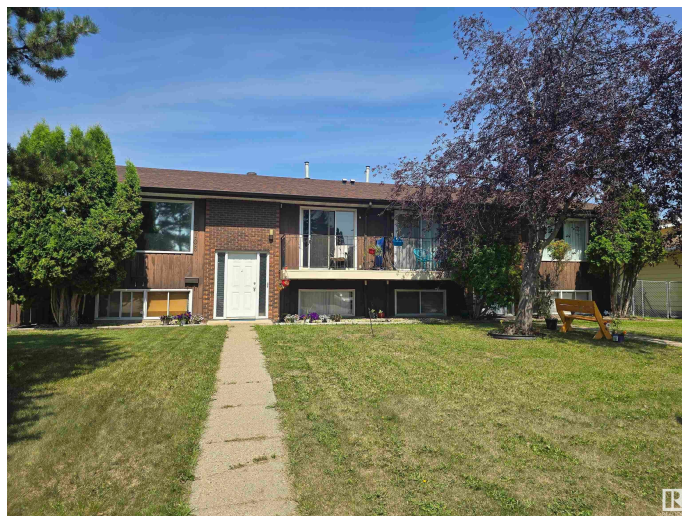
Ekota, Edmonton, AB

PRIME INVESTMENT with 4 units in this 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                5

Zoning                            Zone 29

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Listing information last updated on July 31st, 2025 at 8:47am MDT