

Courtesy Of Fatima Esmail Of MaxWell Polaris

# \$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 43

Zoning Zone 06

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 10:02pm MDT