

# **\$729,000 - 6008 118 Avenue, Edmonton**

MLS® #E4429961

**\$729,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

An excellent opportunity for investors seeking a stable, low-maintenance multi-family asset in a central, in-demand location. This well-cared-for six-unit apartment building is situated in the established Edmonton community of Montrose, known for its accessibility and steady rental demand. The property offers a desirable mix of four spacious two-bedroom, one-bath units and two one-bedroom, one-bath units, appealing to a wide range of tenants. With nearly full occupancy year-round and long-term renters in place, this building provides consistent, reliable cash flow. It has been meticulously maintained by the current owner, offering ease of management for both new and experienced investors. Residents benefit from convenient access to public transit, Yellowhead Trail, Wayne Gretzky Drive, nearby retail, restaurants, and a school directly across the street enhancing its long-term rental appeal. Six outdoor parking stalls are included for added tenant convenience. The landlord has never allowed pets or smokers

Built in 1955

## **Essential Information**

MLS® # E4429961

Price \$729,000



|            |                         |
|------------|-------------------------|
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1955                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6008 118 Avenue     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 1E7             |

### Exterior

|              |                    |
|--------------|--------------------|
| Exterior     | Stucco, Wood Frame |
| Construction | Stucco, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 20               |
| 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 30th, 2025 at 12:32am MDT