

\$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 38

Zoning Zone 29

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Listing information last updated on September 2nd, 2025 at 6:17am MDT