

# \$669,000 - 6422 132 Avenue, Edmonton

MLS® #E4427575

**\$669,000**

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

Belvedere, Edmonton, AB

Updated side by side duplex with 5 LEGAL SUITES. Both main Floor units offer two bedrooms and one 4pc bath with vinyl plank flooring, renovated kitchen, newer windows and a large 10x15 deck off the master bedroom. The lower level has two one bedroom suites, one bachelor suite and a laundry room. garage has been converted to storage space for tenants. Building upgrades include two new furnaces, two new hot water tanks and new Shingles in 2020. This is a fantastic investment opportunity for a first time investor or someone building their portfolio. Easy to rent in the area and lots of amenities nearby.

Built in 1958

## Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4427575                |
| Price      | \$669,000               |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1958                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

## Community Information

Address 6422 132 Avenue



|             |           |
|-------------|-----------|
| Area        | Edmonton  |
| Subdivision | Belvedere |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T5A 0J8   |

### **Exterior**

|              |                    |
|--------------|--------------------|
| Exterior     | Stucco, Wood Frame |
| Roof         | Asphalt Shingles   |
| Construction | Stucco, Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 02          |

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Listing information last updated on April 4th, 2025 at 8:47am MDT