

# \$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

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 4th, 2025 at 3:32pm MDT