

## **\$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	21
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 May 1st, 2025 at 4:47am MDT