

\$799,000 - 9404 9406 Holyrood Rd Nw, Edmonton

MLS® #E4461609

\$799,000

4 Bedroom, 4.00 Bathroom, 2,230 sqft

Single Family on 0.21 Acres

Holyrood, Edmonton, Alberta

This side-by-side duplex offers immediate rental income with reliable tenants already in place – a seamless opportunity for investors seeking steady cash flow. Each unit features bright living areas, functional kitchens, two spacious bedrooms, and a full bathroom, providing comfortable layouts that attract long-term renters. Located in a quiet cul-de-sac beside a school and park, each side also enjoys its own private fenced yard – perfect for families and pet owners alike. The property sits on a large lot surrounded by new infill construction, highlighting its strong redevelopment potential. Conveniently close to schools, parks, shopping, transit, and offering quick access to the future LRT, this property delivers the perfect balance of secure income today and prime development opportunity for the future. (id:6289)

Built in 1957

Essential Information

Listing #	E4461609
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Square Footage	2,230
Acres	0.21
Year Built	1957
Type	Single Family



Sub-Type	Freehold
Style	Bungalow

Community Information

Address	9404 9406 Holyrood Rd Nw
Subdivision	Holyrood
City	Edmonton
Province	Alberta
Postal Code	T6C4H4

Amenities

Amenities	Playground, Public Transit, Schools, Shopping, Vinyl Windows
Features	Cul-de-sac, Lane, Closet Organizers
Parking	Rear, Stall

Interior

Appliances	Dryer, Hood Fan, Washer, See remarks, Refrigerator, Two stoves
Heating	Forced air
# of Stories	1
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	RE/MAX Excellence
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