

# \$799,000 - 9404 9406 Holyrood Road, Edmonton

MLS® #E4461609

**\$799,000**

4 Bedroom, 4.00 Bathroom, 2,230 sqft  
Single Family on 0.00 Acres

Holyrood, Edmonton, AB

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.

Built in 1957

## Essential Information

MLS® #	E4461609
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,230
Acres	0.00



Year Built	1957
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	9404 9406 Holyrood Road
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4H4

### Amenities

Amenities	Closet Organizers, Patio, Vinyl Windows
Parking	2 Outdoor Stalls, Rear Drive Access

### Interior

Appliances	Dryer, Hood Fan, Washer, See Remarks, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 9th, 2025
Days on Market	3

## Zoning

## Zone 18

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