

# \$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 4C4                 |

### 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 | 20                |

## Zoning

## Zone 18

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Listing information last updated on October 29th, 2025 at 5:47am MDT