

\$780,000 - 12111/12109 101 Street, Edmonton

MLS® #E4422673

\$780,000

10 Bedroom, 6.00 Bathroom, 3,433 sqft
Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Investor Alert. Get started with this investment opportunity in a prime location just 5 minutes from Downtown, NAIT, Royal Alex Hospital, Kingsway Mall, and the Yellowhead. This side-by-side duplex, built in 1980, features mirror-image units, with the notable exception of the top level of 12109, which boasts 3 bedrooms instead of 2. Each unit has its own separate entrance, offering 2 or 3 bedrooms per level, and there's a detached triple garage in the back, accessible via the alley. 6 individually tenanted spaces. The neighborhood is currently being revitalized, characterized by a mix of new builds and renovated homes that have emerged over the last few years. Each side of the duplex features shared, coin-operated washer and dryer facilities, along with independent kitchen suites and included appliances. The current monthly gross income is \$8,550. Don't miss out on this excellent income-generating property in a vibrant community in Edmonton.

Built in 1980

Essential Information

MLS® #	E4422673
Price	\$780,000
Bedrooms	10
Bathrooms	6.00



Full Baths	6
Square Footage	3,433
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

Community Information

Address	12111/12109 101 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2C2

Amenities

Amenities	See Remarks
Parking Spaces	6
Parking	Triple Garage Detached

Interior

Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cross Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

Additional Information

Date Listed February 22nd, 2025

Days on Market 18

Zoning Zone 08

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