

## \$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. The current monthly gross income is \$8,550. 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 thereâ€™s a detached triple garage in the back, accessible via the alley. 6 individually tenanted spaces. 15 individual bedrooms on this property. Many recent renovations. 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. 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 41

Zoning Zone 08

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