

\$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 20

Zoning Zone 08

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