

## \$749,900 - 12111/12109 101 Street, Edmonton

MLS® #E4433023

**\$749,900**

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 there's a detached triple garage in the back, accessible via the alley. 4 units. 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® # E4433023

Price \$749,900

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 April 26th, 2025

Days on Market 52

Zoning Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 6:32pm MDT