

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

MLS® #E4422673

**\$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. 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 \$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                February 22nd, 2025  
Days on Market        56  
Zoning                    Zone 08

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