

Courtesy Of Conrad A Bitangcol Of RE/MAX River City

\$1,188,000 - 11841 97 Street, Edmonton

MLS® #E4419255

\$1,188,000

3 Bedroom, 2.00 Bathroom, 4,728 sqft
Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

GREAT INVESTMENT OPPORTUNITY. Fully tenanted 4PLEX complex consisting of 4 ea. SEPARATELY TITLED 2-STOREY TOWNHOUSE UNITS with a total of 12 BEDROOMS & 8 FULL BATHROOMS. Each unit is over 1700 sq.ft. of total developed living space with 3 bedrooms and 2 full baths & a finished basement. Each kitchen features maple cabinetry, stainless appliances, a family-size eating area & a large living room. A full 4-piece bath is located on the main floor, with 3 beds and a 2nd full bath on the upper level. Each spacious main bedroom comes complete with a large balcony. Each unit also features a large rec room in the finished basement. Originally built in 2012 centrally located close to Downtown Edmonton, Royal Alexandra Hospital, Kingsway Mall and the LRT. Walking distance to NAIT & Macewan, this is the perfect location for students. Great investment property that offers an exceptional high rental potential in an increasing rental market.

Built in 2012

Essential Information

| | |
|----------|-------------|
| MLS® # | E4419255 |
| Price | \$1,188,000 |
| Bedrooms | 3 |



| | |
|----------------|-------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 4,728 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Condo / Townhouse |
| Sub-Type | 4PLEX |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11841 97 Street |
| Area | Edmonton |
| Subdivision | Alberta Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 1Y4 |

Amenities

| | |
|----------------|---------------------------------------|
| Amenities | Deck, Parking-Plug-Ins, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Rear Drive Access, Stall, See Remarks |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Back Lane, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed January 25th, 2025

Days on Market 77

Zoning Zone 05

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Listing information last updated on April 12th, 2025 at 2:47am MDT