

# **\$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      95  
Zoning                Zone 05

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