

## **\$564,900 - 11307 / 11309 127 Street, Edmonton**

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MLS® #E4454715

### **\$564,900**

6 Bedroom, 3.50 Bathroom, 1,653 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Massive 1653 sq/ft UP/DOWN DUPLEX on one of the nicest streets in the heart of Inglewood. Turn key investment property would be perfect for investors or for the ultimate mortgage helper. Both levels feature 3 bedrooms and LARGE living rooms and dining rooms. Upper level has one and a half baths and lower level has 2 FULL baths including a freshly renovated 4 piece bath. Kitchens both have dishwashers and lots of counter and cupboard space. Separate laundry rooms with newer washers and dryers on each level. BRAND NEW FURNACES AND HWT, along with newer shingles. Many newer windows and beautiful hardwood flooring on main level. Large 50ft x 142ft lot with plum and apple trees in backyard along with an oversized double detached garage. Tons of parking out back with a huge driveway, RV parking and newer fencing. Separate entrances at the front and on the side of house. All appliances included and available for a quick possession!

Built in 1960

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4454715  |
| Price     | \$564,900 |
| Bedrooms  | 6         |
| Bathrooms | 3.50      |



|                |                    |
|----------------|--------------------|
| Full Baths     | 3                  |
| Half Baths     | 1                  |
| Square Footage | 1,653              |
| Acres          | 0.00               |
| Year Built     | 1960               |
| Type           | Single Family      |
| Sub-Type       | Duplex Up And Down |
| Style          | Bi-Level           |
| Status         | Active             |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11307 / 11309 127 Street |
| Area        | Edmonton                 |
| Subdivision | Inglewood (Edmonton)     |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5M 0T9                  |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Parking-Extra, R.V. Storage, Storage-In-Suite, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized                           |

### Interior

|              |                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                              |
| Stories      | 2                                                                                                                      |
| Has Basement | Yes                                                                                                                    |
| Basement     | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                            |
| Construction      | Wood, Stucco                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                          |

**Additional Information**

Date Listed            August 26th, 2025  
Days on Market      71  
Zoning                Zone 07

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