

## \$675,000 - 11943 104 Street, Edmonton

MLS® #E4429704

### \$675,000

8 Bedroom, 6.00 Bathroom, 1,851 sqft  
Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Attention Investors! Prime Investment Property Near NAIT! This well-maintained, legal side-by-side duplex on one title offers, incredible 6 separate rental units and is located just a short walk from NAIT, Kingsway Mall, Metro Line LRT and bus stopsâ€”making it a highly desirable location for tenants.

Property Breakdown: 2 x 2-bedroom units on the main floor (on both sides) 2 x 1-bedroom units in the basement (on both sides) 2x bachelor suite units in the basement (on both sides) Current total rent income:

\$6950/month, or \$83,400/year Several upgrades over the years, including: New basement windows Laminate flooring, Upgraded furnaces Cosmetic enhancements to both units Double detached garage and extra parking in the back yard for added convenience Fantastic holding property with steady income potential With its prime location and strong rental income, this property is an ideal choice for both new and seasoned investors looking for a solid addition to their portfolio.

Built in 1966

### Essential Information

MLS® # E4429704

Price \$675,000



Bedrooms	8
Bathrooms	6.00
Full Baths	6
Square Footage	1,851
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### **Community Information**

Address	11943 104 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2G8

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

### **School Information**

Middle Spruce Avenue School

High Aurora Academic Charter SC

### **Additional Information**

Date Listed April 8th, 2025

Days on Market 16

Zoning Zone 08

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