

\$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 96
Zoning Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on May 1st, 2025 at 8:02am MDT