

## \$649,900 - 11943 104 Street, Edmonton

MLS® #E4429704

**\$649,900**

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 \$649,900



|                |                     |
|----------------|---------------------|
| 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                69  
Zoning                            Zone 08

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Listing information last updated on June 16th, 2025 at 4:47am MDT