

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

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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                52  
Zoning                      Zone 08

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Listing information last updated on May 30th, 2025 at 3:32pm MDT