

## \$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

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Listing information last updated on May 1st, 2025 at 11:18am MDT