

## \$1,790,000 - 11711 129 Street, Edmonton

MLS® #E4434561

**\$1,790,000**

2 Bedroom, 3.50 Bathroom, 3,780 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

The quality and location you would expect when a multi million dollar home builder builds a 3 plex. 12 bedrooms, 9 bathrooms, Upgraded windows, commercial grade vinyl flooring, tile package, quartz countertops and MUCH more! Not your typical cookie cutter 3plex. Proudly Built by Varsity Homes! This project qualifies for CMHC MLI select. All above grade suites are functional 3 bedrooms. 108K annual income equating to 6% return. Rent quicker and for more because of large 3 bedroom. expected completion in 4 months. Separate electrical, gas and water meters for main and basement, which is in line with MLI select requirements.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4434561      |
| Price          | \$1,790,000   |
| Bedrooms       | 2             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 3,780         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |          |
|----------|----------|
| Sub-Type | Tri-Plex |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11711 129 Street     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0Y8              |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke |
| Parking   | Triple Garage Detached         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl, Hardie Board Siding                |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl, Hardie Board Siding                |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 89            |
| Zoning         | Zone 07       |

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Listing information last updated on August 2nd, 2025 at 10:02am MDT