

## **\$698,000 - 12007/12009 103 Street, Edmonton**

MLS® #E4459420

**\$698,000**

10 Bedroom, 4.00 Bathroom, 2,080 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Don't miss out on this fantastic investment opportunity, featuring two main-floor units and two bright basement non-permitted suites, all with separate entrances and individual laundry facilities. Each main-floor unit has 3 spacious bedrooms, while the basement suites offer 2 bedrooms, full kitchens, and 3/4-piece bathrooms, complemented by large windows for abundant natural light. The property includes a double detached garage, newer concrete walkways, and multiple upgrades: partial roof replacement, new garage roof, front windows, laminate flooring, quartz countertops in the upper unit of 12007, newer furnaces for both sides. Located close to NAIT, Concordia University of Edmonton, Kingsway Mall, Yellowhead Highway, and Royal Alexandra Hospital, this property is perfect for investors or those looking to live in one unit while renting the other. Great revenue potential!

Built in 1975

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4459420  |
| Price      | \$698,000 |
| Lease Rate | \$15      |
| Bedrooms   | 10        |
| Bathrooms  | 4.00      |



|                |                     |
|----------------|---------------------|
| Full Baths     | 4                   |
| Square Footage | 2,080               |
| Acres          | 0.00                |
| Year Built     | 1975                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 12007/12009 103 Street |
| Area        | Edmonton               |
| Subdivision | Westwood (Edmonton)    |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5G 2J7                |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Detectors Smoke, Open Beam |
| Parking Spaces | 6                          |
| Parking        | Double Garage Detached     |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-2, Natural Gas                                               |
| Stories      | 2                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | Full, Finished                                                          |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                            |
| Exterior Features | Back Lane, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Brick, Stucco                                                                            |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

Date Listed September 25th, 2025

Days on Market 45

Zoning Zone 08

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