

\$1,599,900 - 11939 101 Street, Edmonton

MLS® #E4430654

\$1,599,900

4 Bedroom, 3.50 Bathroom, 3,600 sqft
Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

TRIPLEX w/ 3 LEGAL SUITES (6 RENTAL UNITS) qualifying for CMHC MLI SELECT. Cash-on-Cash Return of 47.92% (SELF MANAGED) or 36.57% (MANAGED) w/ GST rebate, financing, appraisal & legal fees considered. Projected monthly rent is \$9,750 w/ annual gross revenue of \$117,000 & cap rate of 5.49-6.06%. Cash Flow After Debt Service - SELF MANAGED \$22,442 or \$13,363 MANAGED. LRT access to Grant MacEwan, U of A, Downtown, ICE District. Close to Kingsway Mall, Royal Alex & Glenrose Hospital. Three 2-Storey Suites w/ 3 bed/2.5 bath & Three 1 bed/bath BSMT SUITES. 3-bed plan w/ built in bench at entry & 5x5 storage. Kitchen w/ pantry, quartz, vinyl plank & SS appliances. Tenants enjoy 3 large bedrms, 4pc bath, 4pc ensuite & upper laundry. BSMT SUITES w/ large SOUTH windows. 3 ENERGIZED parking stalls. Final lot grading. Wrapped foundation. Be part of Edmonton's downtown gentrification & realize the real estate APPRECIATION many Canadian Cities have seen. Commercial financing required. Rendering used. Ready FEB 2026.

Built in 2025

Essential Information

MLS® # E4430654



| | |
|----------------|---------------|
| Price | \$1,599,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,600 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Tri-Plex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 11939 101 Street |
| Area | Edmonton |
| Subdivision | Westwood (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 2B8 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Hot Water Tankless, Storage-In-Suite, Vinyl Windows, Infill Property, 9 ft. Basement Ceiling |
| Parking | Rear Drive Access, Stall, See Remarks |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Stacked Washer/Dryer, Washer, See Remarks, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter, See Remarks |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 12th, 2025 |
| Days on Market | 20 |
| Zoning | Zone 08 |

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Listing information last updated on May 2nd, 2025 at 12:32am MDT