

## **\$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

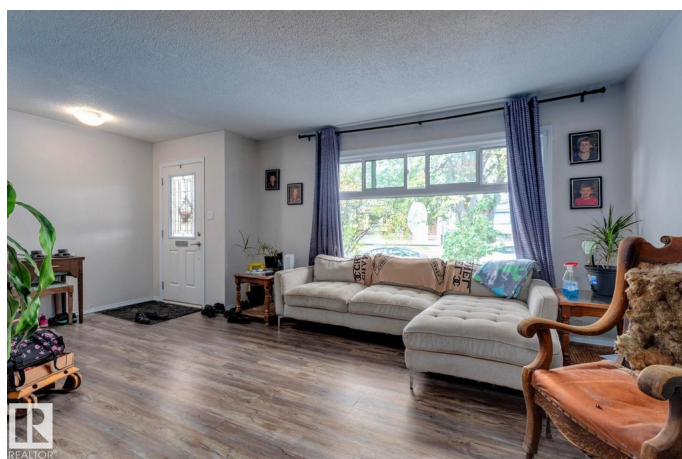
Westwood (Edmonton), Edmonton, AB

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 6

Zoning Zone 08

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Listing information last updated on October 1st, 2025 at 12:02pm MDT