

## **\$839,800 - 12135 & 12137 124 Street, Edmonton**

MLS® #E4463309

**\$839,800**

10 Bedroom, 5.00 Bathroom, 2,021 sqft

Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Excellent investment opportunity in a prime central location! This fully tenanted, well-maintained 4-unit property is ideal for both seasoned investors and those looking to start their portfolio. Each unit is completely self-contained, offering privacy and functionality. The two main floor suites feature 3 spacious bedrooms and 1.5 baths, while the two basement suites offer 2 bedrooms and 1 full bath, each with large windows allowing plenty of natural light throughout. Tenants take great care of the property, ensuring it remains in excellent condition. Conveniently located just a 10-minute drive to downtown, close to NAIT, MacEwan University, and Kingsway Mall. Enjoy being only steps from vibrant 124th Street, filled with trendy cafes, restaurants, and boutique shops, and just a block away from a family-friendly spray park. With stable rental income, a desirable location, and strong long-term potential, this property is a smart addition to any investment portfolio.

Built in 2013

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4463309  |
| Price      | \$839,800 |
| Lease Rate | \$15      |
| Bedrooms   | 10        |



|                |                     |
|----------------|---------------------|
| Bathrooms      | 5.00                |
| Full Baths     | 4                   |
| Half Baths     | 2                   |
| Square Footage | 2,021               |
| Acres          | 0.00                |
| Year Built     | 2013                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Raised Bungalow     |
| Status         | Active              |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 12135 &12137 124 Street |
| Area        | Edmonton                |
| Subdivision | Prince Charles          |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5N 0N1                 |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Detectors Smoke, Parking-Extra |
| Parking Spaces | 6                                                                     |
| Parking        | Double Garage Detached, Parking Pad Cement/Paved                      |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Baseboard, Forced Air-1, Electric, Natural Gas                                                                                     |
| Stories           | 2                                                                                                                                  |
| Has Suite         | Yes                                                                                                                                |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Finished                                                                                                                     |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public |

Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Dovercourt School    |
| Middle     | Westmount School     |
| High       | Ross Sheppard School |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 26                 |
| Zoning         | Zone 04            |

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Listing information last updated on November 17th, 2025 at 11:02pm MST