

\$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

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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 5:47pm MDT