

## \$535,000 - 12107-12109 89 Street, Edmonton

MLS® #E4434962

**\$535,000**

10 Bedroom, 4.00 Bathroom, 2,100 sqft

Single Family on 0.00 Acres

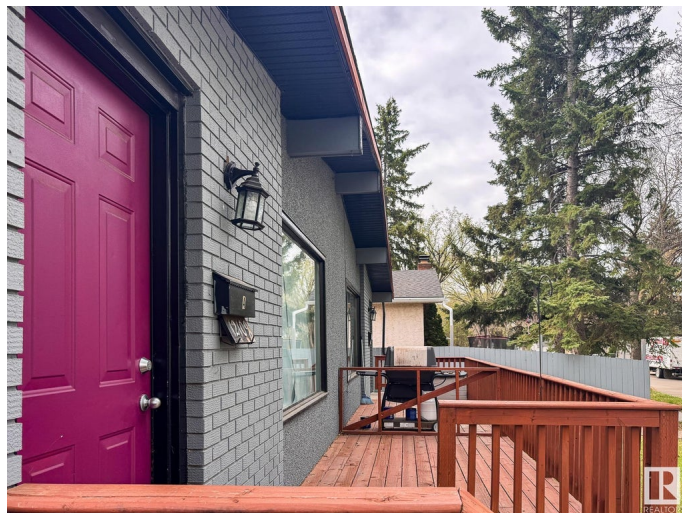
Eastwood, Edmonton, AB

Purple Doors & Room for More – Across from Delton Elementary, What a Score! On a tree-lined street, where the kids laugh and play, This duplex stands proud-it's the North Side way. On a street where the market continues to thrive, Your investment dream is still alive. Two basement suites not yet by the book, But the 4-plex potential is worth a look! Four fridges, four stoves, all ready to go, Four dishwashers, washers, and dryers in tow. This duplex is stocked, with convenience in mind, For future tenants, everything's aligned. Facing the school, what a wonderful perk, No busy commutes or traffic to work! A big backyard with plenty of space, Park 6 in the back—what a practical place! Live, rent, or flip—your future's right here, On a vibrant, green block that's quiet and clear. Whether investor or family, this spot's a win, With room to grow and cash to bring in. So bring your vision, your plans, your tools, This is the opportunity that truly rules!

Built in 1972

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434962  |
| Price     | \$535,000 |
| Bedrooms  | 10        |
| Bathrooms | 4.00      |



|                |                     |
|----------------|---------------------|
| Full Baths     | 4                   |
| Square Footage | 2,100               |
| Acres          | 0.00                |
| Year Built     | 1972                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Raised Bungalow     |
| Status         | Active              |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12107-12109 89 Street |
| Area        | Edmonton              |
| Subdivision | Eastwood              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5B 3W3               |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking-Extra                |
| Parking Spaces | 6                            |
| Parking        | No Garage, Rear Drive Access |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Back Lane, Golf Nearby, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 7th, 2025

Days on Market 4

Zoning Zone 05

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Listing information last updated on May 11th, 2025 at 8:47am MDT