

## \$824,000 - 12430 105 Avenue, Edmonton

MLS® #E4436869

**\$824,000**

6 Bedroom, 5.00 Bathroom, 2,758 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Discover this exceptional 2012-built triplex, perfectly situated just one block from the vibrant 124th Street in downtown Edmonton. Nestled in a highly walkable neighborhood, this property offers unparalleled access to public transit, trendy restaurants, and boutique shops. With its sleek Hardie board siding, stucco exterior, and striking architectural design, the triplex blends seamlessly with the charm of the tree-lined streets in this sought-after area. Each suite comes with 2 bedrooms. Fully occupied with a history of zero vacancies, this property is a proven income-generator, thanks to its prime location and well-designed layout. Each unit features a spacious full basement, in-suite laundry, and access to a private parking pad, ensuring tenant comfort and long-term appeal. Don't miss this rare opportunity to own a turnkey investment property

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436869  |
| Price          | \$824,000 |
| Bedrooms       | 6         |
| Bathrooms      | 5.00      |
| Full Baths     | 5         |
| Square Footage | 2,758     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2012          |
| Type       | Single Family |
| Sub-Type   | Tri-Plex      |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12430 105 Avenue |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 0Y6          |

### Amenities

|           |       |
|-----------|-------|
| Amenities | Deck  |
| Parking   | Stall |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | See Remarks                                                      |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                  |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl, Hardie Board Siding                                  |
| Foundation        | Concrete Perimeter                                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 07        |

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