

## \$799,900 - 11832 & 11834 124 Street, Edmonton

MLS® #E4418839

**\$799,900**

6 Bedroom, 5.00 Bathroom, 2,999 sqft

Condo / Townhouse on 0.00 Acres

Prince Charles, Edmonton, AB

An exceptional investment opportunity in Prince Charles! On the doorstep of the highly anticipated Blachford development is this Side by side duplex with side entrances and potential for legal basement suites. Create an excellent cash flowing investment property with this never lived in property. Each duplex offers nearly 1500sqft of living space across 2 levels. The main levels each feature a sizable office space, dining room, kitchen, living room, and 2pc bathroom. The upper levels offer 3 spacious bedrooms as well as upstairs laundry. The primary bedroom is equipped with a 3pc ensuite and walk-in closet. Currently the basement is undeveloped but with the side entry, a savvy investor could build out two additional legal suites in the basement to create the ultimate investment property. Market rents suggest a cap rate of greater than 5%!

Built in 2015

### Essential Information

MLS® #	E4418839
Price	\$799,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	2



Square Footage	2,999
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

### Community Information

Address	11832 & 11834 124 Street
Area	Edmonton
Subdivision	Prince Charles
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0M4

### Amenities

Amenities	Ceiling 9 ft., No Animal Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 22nd, 2025
Days on Market	163

## Zoning

## Zone 04

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