

## **\$574,888 - 11911/11913 123 Street, Edmonton**

MLS® #E4454524

**\$574,888**

3 Bedroom, 2.00 Bathroom, 1,036 sqft

Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Outstanding opportunity in Prince Charles! This full side-by-side duplex delivers turnkey income with tenants willing to stay, creating immediate returns for investors. Each unit features bright living areas, functional kitchens, family-friendly bedrooms & full basements with rec space, storage, laundry & suite potential. Private fenced yards, patios & double garages enhance tenant appeal. Ideally situated on a large lot surrounded by modern infill construction, this property offers secure cash flow today & excellent redevelopment potential tomorrow. Prince Charles is an up-and-coming central community, prized for tree-lined streets, new home construction, schools, parks, shopping, transit, quick access to NAIT, Royal Alex, Kingsway, Yellowhead, downtown & future LRT. Priced \$20,000 below an independent appraisal just completed, this rare find combines immediate rental income, strong hold security & prime redevelopment upside in one of Edmonton's fastest-growing infill neighbourhoods. YOU MUST HURRY!!!

Built in 1976

### **Essential Information**

MLS® # E4454524

Price \$574,888

Bedrooms 3



|                |                     |
|----------------|---------------------|
| Bathrooms      | 2.00                |
| Full Baths     | 2                   |
| Square Footage | 1,036               |
| Acres          | 0.00                |
| Year Built     | 1976                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11911/11913 123 Street |
| Area        | Edmonton               |
| Subdivision | Prince Charles         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5M 0G4                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                 |
|--------------|-----------------------------------------------------------------|
| Appliances   | Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                       |
| Stories      | 1                                                               |
| Has Basement | Yes                                                             |
| Basement     | Full, Unfinished                                                |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                              |
| Exterior Features | Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Brick, Stucco                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                               |

### School Information

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 04           |

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Listing information last updated on August 26th, 2025 at 11:03am MDT