

\$825,000 - 12107 & 12111 139 Street, Edmonton

MLS® #E4431340

\$825,000

8 Bedroom, 6.00 Bathroom, 2,546 sqft

Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

Investors Dream in Dovercourt! Both sides of a duplex on one title on a 944 SQM Corner Lot across from Dovercourt School! Buy and Hold. Live on one half and have your tenants pay the mortgage. 6 Units in total 2x3 bed upper units, 2x 1 bed basement suite, 2x bachelor basement suites. SIX FURNACES! The options are endless. A well Maintained Turn-Key Property, Roof 2022, Windows 2016, Furnaces 2016, Freshly Painted units, Updated Laminate and Tile Flooring. All 6 units rented for \$6,950 monthly including utilities. The time to start Cash Flowing is NOW!

Built in 1958

Essential Information

| | |
|----------------|---------------------|
| MLS® # | E4431340 |
| Price | \$825,000 |
| Bedrooms | 8 |
| Bathrooms | 6.00 |
| Full Baths | 6 |
| Square Footage | 2,546 |
| Acres | 0.00 |
| Year Built | 1958 |
| Type | Single Family |
| Sub-Type | Duplex Side By Side |
| Style | Bungalow |



| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|--------------------------|
| Address | 12107 & 12111 139 Street |
| Area | Edmonton |
| Subdivision | Dovercourt |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5L 2C1 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | See Remarks |
| Heating | Forced Air-1, Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Asphalt, Stucco, Vinyl |
| Exterior Features | Corner Lot, Landscaped, No Back Lane, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Asphalt, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 60 |
| Zoning | Zone 04 |

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