

## \$1,549,900 - 12504 119 Avenue, Edmonton

MLS® #E4457577

**\$1,549,900**

2 Bedroom, 2.50 Bathroom, 4,209 sqft

Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

PRIME INVESTMENT Opportunity in Edmonton! Located at 12504 119th Ave NW, this 4-unit townhouse row offers over 4,100 sq. ft. above grade plus full basements across all units. Each home features a BRIGHT main floor with open-concept living, dining, and kitchen areas, plus convenient half baths. Upstairs, SPACIOUS bedrooms include a primary with walk-in closet and laundry on the same level for added tenant appeal. Basements provide additional space for FUTURE DEVELOPMENT, further increasing rental income potential. With MODERN layouts, 4 detached single-car GARAGES, and a CENTRAL location close to schools, shopping, and transit, this property is designed to attract long-term renters and deliver reliable cash flow. Rarely do multi-family properties of this size and quality come available - don't miss your chance to add this high-performing investment to your portfolio!

Built in 2015

### Essential Information

MLS® #	E4457577
Price	\$1,549,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	4,209
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	12504 119 Avenue
Area	Edmonton
Subdivision	Prince Charles
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2Z5

### Amenities

Amenities	Off Street Parking, Hot Water Natural Gas, Vinyl Windows
Parking	Quad or More Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Dovercourt School
Middle	Westmount School
High	Ross Sheppard School

### **Additional Information**

Date Listed	September 12th, 2025
Days on Market	1
Zoning	Zone 04

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Listing information last updated on September 13th, 2025 at 3:47pm MDT