

## \$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 | 145                |

## Zoning

## Zone 04

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Listing information last updated on June 16th, 2025 at 10:32am MDT