

\$850,000 - 12107 & 12111 139 Street, Edmonton

MLS® #E4431340

\$850,000

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	\$850,000
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 13
Zoning Zone 04

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)
Listing information last updated on April 30th, 2025 at 11:02am MDT