

## \$1,750,000 - 12211 124 Street, Edmonton

MLS® #E4456670

**\$1,750,000**

4 Bedroom, 10.50 Bathroom, 4,069 sqft

Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Exceptional investment opportunity! This 6-unit multi-family building offers strong rental potential and long-term growth. Each unit features modern layouts, durable finishes, and separate entrances, ensuring tenant privacy and convenience. With a balanced mix of spacious 1- and 3-bedroom suites, the property is designed to attract both professionals and families. Ideally located near schools, shopping, and parks, the building provides consistent rental demand. A turnkey addition to any portfolio, this property is perfect for investors seeking stable cash flow and solid appreciation in one of Edmonton's growing communities. Estimated Annual Cash Flow: \$131,400

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4456670    |
| Price          | \$1,750,000 |
| Bedrooms       | 4           |
| Bathrooms      | 10.50       |
| Full Baths     | 9           |
| Half Baths     | 3           |
| Square Footage | 4,069       |
| Acres          | 0.00        |
| Year Built     | 2025        |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Tri-Plex      |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12211 124 Street |
| Area        | Edmonton         |
| Subdivision | Prince Charles   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 0N3          |

### Amenities

|           |                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Triple Garage Detached                                                                                                               |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                   |
| Exterior Features | Back Lane, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 04             |



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Listing information last updated on September 17th, 2025 at 1:47pm MDT