

# \$1,599,900 - 11939 101 Street, Edmonton

MLS® #E4430654

**\$1,599,900**

4 Bedroom, 3.50 Bathroom, 3,600 sqft  
Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

TRIPLEX w/ 3 LEGAL SUITES (6 RENTAL UNITS) qualifying for CMHC MLI SELECT. Cash-on-Cash Return of 47.92% (SELF MANAGED) or 36.57% (MANAGED) w/ GST rebate, financing, appraisal & legal fees considered. Projected monthly rent is \$9,750 w/ annual gross revenue of \$117,000 & cap rate of 5.49-6.06%. Cash Flow After Debt Service - SELF MANAGED \$22,442 or \$13,363 MANAGED. LRT access to Grant MacEwan, U of A, Downtown, ICE District. Close to Kingsway Mall, Royal Alex & Glenrose Hospital. Three 2-Storey Suites w/ 3 bed/2.5 bath & Three 1 bed/bath BSMT SUITES. 3-bed plan w/ built in bench at entry & 5x5 storage. Kitchen w/ pantry, quartz, vinyl plank & SS appliances. Tenants enjoy 3 large bedrms, 4pc bath, 4pc ensuite & upper laundry. BSMT SUITES w/ large SOUTH windows. 3 ENERGIZED parking stalls. Final lot grading. Wrapped foundation. Be part of Edmonton's downtown gentrification & realize the real estate APPRECIATION many Canadian Cities have seen. Commercial financing required. Rendering used. Ready FEB 2026.

Built in 2025

## Essential Information

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Price	\$1,599,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,600
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Tri-Plex
Style	2 Storey
Status	Active

### Community Information

Address	11939 101 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2B8

### Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Tankless, Storage-In-Suite, Vinyl Windows, Infill Property, 9 ft. Basement Ceiling
Parking	Rear Drive Access, Stall, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Stacked Washer/Dryer, Washer, See Remarks, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter, See Remarks

**Additional Information**

Date Listed	April 12th, 2025
Days on Market	46
Zoning	Zone 08

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Listing information last updated on May 27th, 2025 at 10:02pm MDT