

## **\$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

Are you looking for a PRIME INVESTMENT opportunity in Edmonton? Located in the bustling community of Prince Charles, this BEAUTIFUL 4-PLEX offers over 4,100 sq. ft. above grade plus full UNFINISHED BASEMENTS in each unit. This building is ready for you to INCREASE YOUR EQUITY by building a secondary suite in each basement! Each home features a BRIGHT AND SPACIOUS main floor with OPEN-CONCEPT living, dining, and kitchen areas, plus CONVENIENT HALF BATHS. Upstairs, TWO LARGE PRIMARY suites, EACH with ENSUITE AND WALK-IN CLOSET! The UPSTAIRS LAUNDRY adds to the 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 WITHOUT FINISHED BASEMENTS of this SIZE AND QUALITY come available.

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 | 32                   |
| Zoning         | Zone 04              |

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Listing information last updated on October 14th, 2025 at 12:17am MDT