\$319,000 - 11514 92 Street, Edmonton

MLS® #E4449693

\$319,000

6 Bedroom, 2.00 Bathroom, 843 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Exceptional investment opportunity with this uniquely styled 6-bedroom, 2-bathroom home, perfectly positioned on a quiet, tree-lined street just minutes from downtown. Designed for investors, this income-generating property is currently configured to maximize rental income with 6 separate tenants perfect for students at Concordia. NAIT or Grant MacEwan, offering strong cash flow from day one. The home features durable vinyl windows throughout, adding energy efficiency and low-maintenance appeal along with mostly new appliances and some new vinyl plank flooring in the basement and upstairs bedroom. With a spacious layout and distinctive charm, each room offers privacy and comfortâ€"ideal for room-by-room leasing. Whether you're expanding your rental portfolio or seeking a high-yield entry into the market, this property checks all the boxes: prime location, strong tenant appeal, and immediate rental income. Don't miss this turnkey investment in a highly desirable area near the heart of the city.





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Built in 1944

Essential Information

| MLS® # | E4449693 |
|--------|-----------|
| Price | \$319,000 |

| 6 |
|------------------------|
| 2.00 |
| 2 |
| 843 |
| 0.00 |
| 1944 |
| Single Family |
| Detached Single Family |
| Bungalow |
| Active |
| |

Community Information

| Address | 11514 92 Street |
|-------------|-----------------|
| Area | Edmonton |
| Subdivision | Alberta Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 0Z7 |

Amenities

| Amenities | Deck, No Animal Home, No Smoking Home, Vinyl Windows |
|-----------|--|
| Parking | 2 Outdoor Stalls, Rear Drive Access |

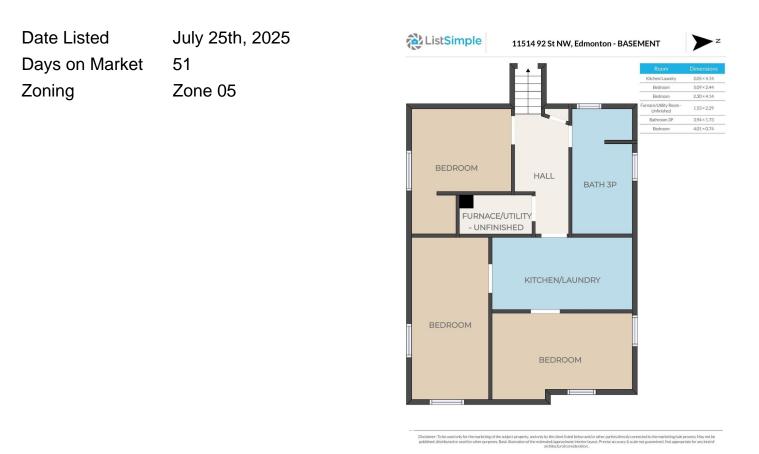
Interior

| Appliances | Dishwasher-Built-In, Refrigerators-Two | Dryer, | Hood | Fan, | Stove-Electric, | Washer, |
|--------------|---|--------|------|------|-----------------|---------|
| Heating | Forced Air-1, Natural | Gas | | | | |
| Stories | 2 | | | | | |
| Has Basement | Yes | | | | | |
| Basement | Full, Finished | | | | | |

Exterior

| Exterior | Wood, Vinyl |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information



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