

## \$549,888 - 11540 123 Street, Edmonton

MLS® #E4454461

**\$549,888**

2 Bedroom, 4.00 Bathroom, 1,837 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Investor alert! Rare side-by-side duplex in Inglewood with excellent cash-flow & long-term redevelopment potential. Each unit offers 2 bedrooms up with spacious living, dining & kitchen plus full basement with baths, laundry & storage. Unit A features a brand-new high-efficiency furnace (Dec 2024) with 10-yr warranty, while Unit B remains operational with recent tune-up. Current tenants are willing to stay, providing immediate rental income & stability for investors. Strong demand in this central location makes it ideal as a hold, house-hack, or income property. Situated on a full lot with lane access, the site also lends itself to future infill development. Inglewood is one of Edmonton's most connected communities—steps to schools, parks, NAIT, MacEwan, & quick transit downtown. Easy access to the Yellowhead, 124 Street shops, Brewery District and the Anthony Henday corridor enhances appeal. A flexible property with multiple exit strategies—hold, redevelop or live in one side & rent the other! HURRY!

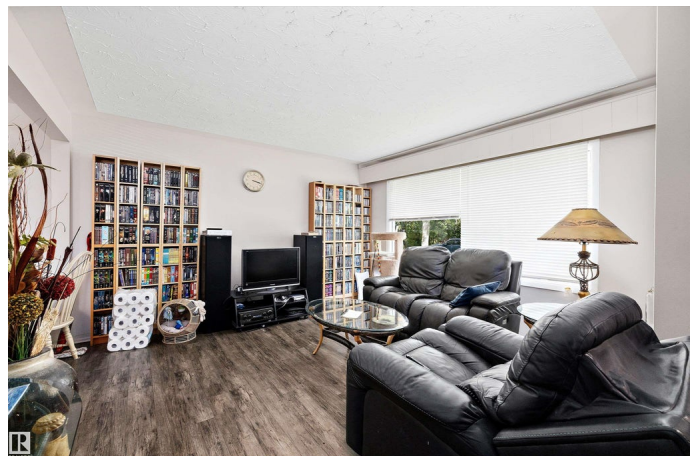
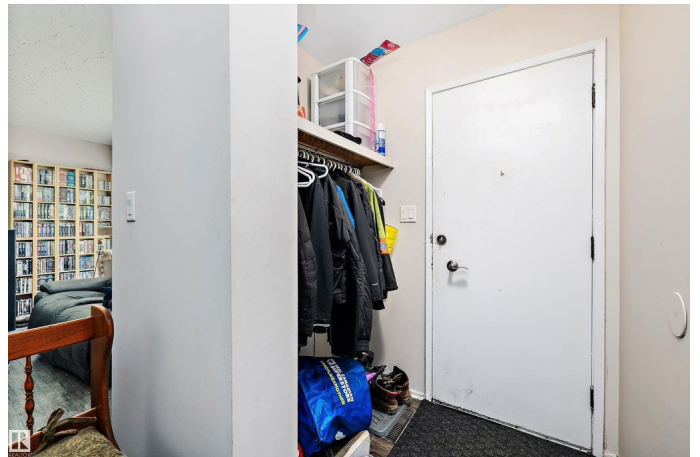
Built in 1965

### Essential Information

MLS® # E4454461

Price \$549,888

Bedrooms 2



|                |                     |
|----------------|---------------------|
| Bathrooms      | 4.00                |
| Full Baths     | 4                   |
| Square Footage | 1,837               |
| Acres          | 0.00                |
| Year Built     | 1965                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11540 123 Street     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0G4              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                 |
|--------------|-----------------------------------------------------------------|
| Appliances   | Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                       |
| Stories      | 1                                                               |
| Has Basement | Yes                                                             |
| Basement     | Full, Unfinished                                                |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                  |
| Exterior Features | Back Lane, Flat Site, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Wood, Stucco                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                            |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Inglewood School     |
| Middle     | Westmount School     |
| High       | Ross Sheppard School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 07           |

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Listing information last updated on August 24th, 2025 at 10:02am MDT