

# **\$574,888 - 11911/11913 123 Street, Edmonton**

MLS® #E4454524

**\$574,888**

3 Bedroom, 2.00 Bathroom, 1,036 sqft  
Single Family on 0.00 Acres

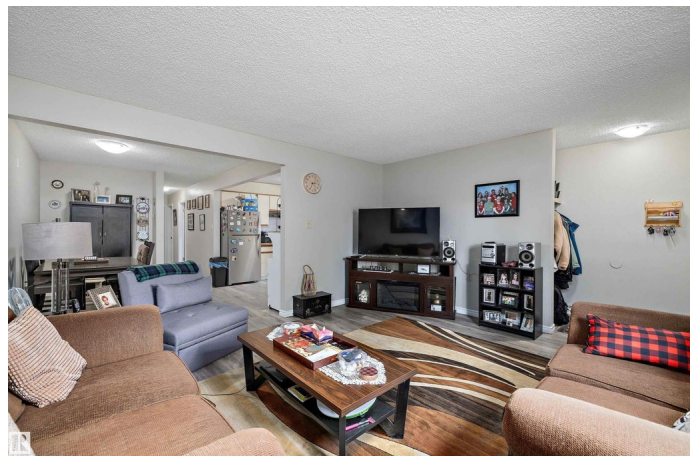
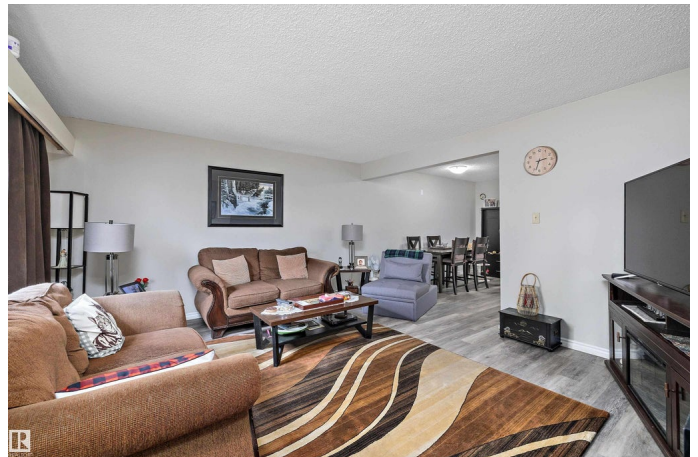
Prince Charles, Edmonton, AB

Outstanding opportunity in Prince Charles!  
This full side-by-side duplex delivers turnkey income with tenants willing to stay, creating immediate returns for investors. Each unit features bright living areas, functional kitchens, family-friendly bedrooms & full basements with rec space, storage, laundry & suite potential. Private fenced yards, patios & double garages enhance tenant appeal. Ideally situated on a large lot surrounded by modern infill construction, this property offers secure cash flow today & excellent redevelopment potential tomorrow. Prince Charles is an up-and-coming central community, prized for tree-lined streets, new home construction, schools, parks, shopping, transit, quick access to NAIT, Royal Alex, Kingsway, Yellowhead, downtown & future LRT. Priced \$20,000 below an independent appraisal just completed, this rare find combines immediate rental income, strong hold security & prime redevelopment upside in one of Edmonton's fastest-growing infill neighbourhoods. YOU MUST HURRY!!!

Built in 1976

## **Essential Information**

MLS® #	E4454524
Price	\$574,888
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### **Community Information**

Address	11911/11913 123 Street
Area	Edmonton
Subdivision	Prince Charles
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0G4

### **Amenities**

Amenities	See Remarks
Parking	Single 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, Brick, Stucco
Exterior Features	Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dovercourt School
Middle	Westmount School
High	Ross Sheppard School

### **Additional Information**

Date Listed	August 24th, 2025
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Days on Market	1
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Zoning	Zone 04
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Listing information last updated on August 25th, 2025 at 10:02am MDT