

## \$825,000 - 12107 & 12111 139 Street, Edmonton

MLS® #E4431340

**\$825,000**

8 Bedroom, 6.00 Bathroom, 2,546 sqft

Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

Investors Dream in Dovercourt! Both sides of a duplex on one title on a 944 SQM Corner Lot across from Dovercourt School! Buy and Hold. Live on one half and have your tenants pay the mortgage. 6 Units in total 2x3 bed upper units, 2x 1 bed basement suite, 2x bachelor basement suites. SIX FURNACES! The options are endless. A well Maintained Turn-Key Property, Roof 2022, Windows 2016, Furnaces 2016, Freshly Painted units, Updated Laminate and Tile Flooring. All 6 units rented for \$6,950 monthly including utilities. The time to start Cash Flowing is NOW!

Built in 1958

### Essential Information

MLS® #	E4431340
Price	\$825,000
Bedrooms	8
Bathrooms	6.00
Full Baths	6
Square Footage	2,546
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow



Status	Active
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### Community Information

Address	12107 & 12111 139 Street
Area	Edmonton
Subdivision	Dovercourt
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2C1

### Amenities

Amenities	On Street Parking, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Asphalt, Stucco, Vinyl
Exterior Features	Corner Lot, Landscaped, No Back Lane, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	65
Zoning	Zone 04

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