# \$1,549,900 - 12504 119 Avenue, Edmonton

MLS® #E4457577

### \$1,549,900

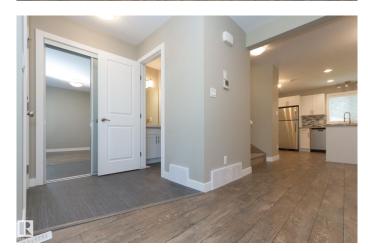
2 Bedroom, 2.50 Bathroom, 4,209 sqft Single Family on 0.00 Acres

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 35

Zoning Zone 04

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Listing information last updated on October 17th, 2025 at 3:48pm MDT