# \$189,900 - 5 11913 103 Street, Edmonton

MLS® #E4428359

#### \$189,900

2 Bedroom, 1.50 Bathroom, 725 sqft Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

ATTENTION INVESTORS!!! Rented at \$1200/ month + tenants pay their own utilities, this turn key investment has a 5.4% cap rate! Don't let the square footage sway you as this 725 sq.ft. multi-level 2 bedroom, 1.5 bathroom unit is roomy, just had new carpet installed, and is move-in ready! The main floor has a spacious living room, kitchen, half bath, and large pantry/storage room. The lower level has the two bedrooms, full bathroom, and laundry/utility room. The unit is west facing with a veranda, and located close to transit, Kingsway Mall, and NAIT, making it a good rental property or for a budget-conscious buyer.



Built in 2009

#### **Essential Information**

MLS® #	E4428359
Price	\$189,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	725
Acres	0.00
Year Built	2009
Туре	Condo / Townhouse

Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

# **Community Information**

Address	5 11913 103 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2J4

Stall

## Amenities

Amenities

Parking

## Interior

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Α	opliances	Dishwasher-Built-In,	Dryer,	Hood	Fan.	Refriderator.	Stove-Electr
		Washer					
Н	eating	Forced Air-1, Natural	Gas				1
#	of Stories	3					
S	tories	2					
Н	as Basement	Yes					
B	asement	Full, Finished				5	
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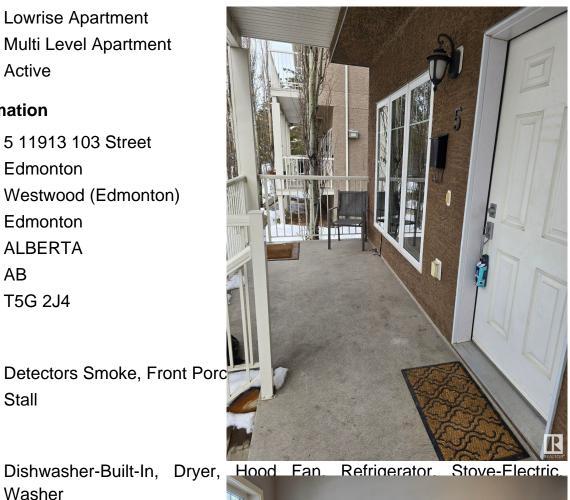
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# Exterior

Exterior	Wood, Stucco	
Exterior Features	Back Lane, Low Maintenar	1aintenar
	Nearby, Public Transportation, Schools, Shopping Nearby	sportation, Schools, Shopping Nearby
Roof	Asphalt Shingles	
Construction	Wood, Stucco	
Foundation	Concrete Perimeter	

## **Additional Information**

Date Listed	April 1st, 2025
Days on Market	77
Zoning	Zone 08
Condo Fee	\$218



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Listing information last updated on June 17th, 2025 at 6:02am MDT