

## \$850,000 - 12107 & 12111 139 Street, Edmonton

MLS® #E4431340

**\$850,000**

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          | \$850,000           |
| 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

### 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 14  
Zoning Zone 04

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Listing information last updated on May 1st, 2025 at 1:17pm MDT