## \$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**

5 11913 103 Street
Edmonton
Westwood (Edmonton)
Edmonton
ALBERTA
AB
T5G 2J4

Stall

### Amenities

Amenities Parking

# Interior

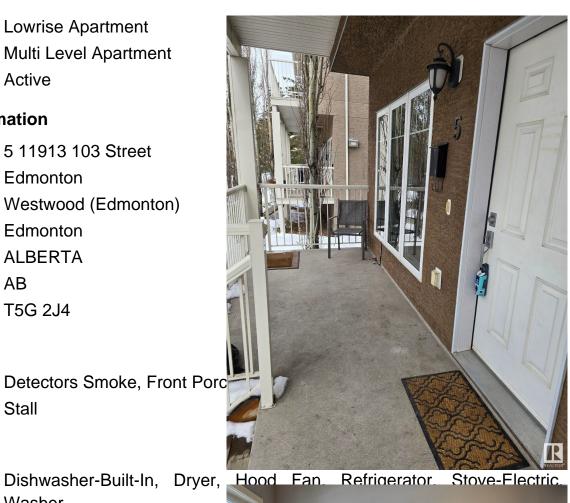
Interior			Map -			The second way
Appliances	Dishwasher-Built-In, Washer	Dryer,	Hood	Fan	Refriderator.	Stove-Electri
Heating	Forced Air-1, Natural	Gas				T
# of Stories	3					
Stories	2					
Has Basement	Yes					
Basement	Full, Finished				-	
Exterior						

#### xterior

Exterior	Wood, Stucco
<b>Exterior Features</b>	Back Lane, Low Maintenar
	Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	April 1st, 2025
Days on Market	132
Zoning	Zone 08
Condo Fee	\$218



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 11th, 2025 at 8:47pm MDT