

## **\$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
Type	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

### Amenities

Amenities	Detectors Smoke, Front Porc
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Low Maintenance, 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	87
Zoning	Zone 08
Condo Fee	\$218



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