

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

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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 | 135             |
| Zoning         | Zone 08         |
| Condo Fee      | \$218           |



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Listing information last updated on August 14th, 2025 at 4:17am MDT