

## **\$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 Maintenan  
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            123  
Zoning                        Zone 08  
Condo Fee                    \$218



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