

## **\$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, 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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