

\$1,549,900 - 12504 119 Avenue, Edmonton

MLS® #E4457577

\$1,549,900

2 Bedroom, 2.50 Bathroom, 4,209 sqft

Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Are you looking for a PRIME INVESTMENT opportunity in Edmonton? Located in the bustling community of Prince Charles, this BEAUTIFUL 4-PLEX offers over 4,100 sq. ft. above grade plus full UNFINISHED BASEMENTS in each unit. This building is ready for you to INCREASE YOUR EQUITY by building a secondary suite in each basement! Each home features a BRIGHT AND SPACIOUS main floor with OPEN-CONCEPT living, dining, and kitchen areas, plus CONVENIENT HALF BATHS. Upstairs, TWO LARGE PRIMARY suites, EACH with ENSUITE AND WALK-IN CLOSET! The UPSTAIRS LAUNDRY adds to the tenant appeal. Basements provide additional space for FUTURE DEVELOPMENT, further increasing rental income potential. With MODERN layouts, 4 detached SINGLE-CAR GARAGES, and a CENTRAL location close to schools, shopping, and transit, this property is designed to ATTRACT LONG-TERM RENTERS and deliver RELIABLE CASH FLOW. Rarely do multi-family properties WITHOUT FINISHED BASEMENTS of this SIZE AND QUALITY come available.

Built in 2015

Essential Information



MLS® #	E4457577
Price	\$1,549,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	4,209
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	12504 119 Avenue
Area	Edmonton
Subdivision	Prince Charles
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2Z5

Amenities

Amenities	Off Street Parking, Hot Water Natural Gas, Vinyl Windows
Parking	Quad or More Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dovercourt School
Middle	Westmount School
High	Ross Sheppard School

Additional Information

Date Listed	September 12th, 2025
Days on Market	40
Zoning	Zone 04

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 October 22nd, 2025 at 8:02am MDT