

## \$824,000 - 12430 105 Avenue, Edmonton

MLS® #E4436869

**\$824,000**

6 Bedroom, 5.00 Bathroom, 2,758 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Discover this exceptional 2012-built triplex, perfectly situated just one block from the vibrant 124th Street in downtown Edmonton. Nestled in a highly walkable neighborhood, this property offers unparalleled access to public transit, trendy restaurants, and boutique shops. With its sleek Hardie board siding, stucco exterior, and striking architectural design, the triplex blends seamlessly with the charm of the tree-lined streets in this sought-after area. Each suite comes with 2 bedrooms. Fully occupied with a history of zero vacancies, this property is a proven income-generator, thanks to its prime location and well-designed layout. Each unit features a spacious full basement, in-suite laundry, and access to a private parking pad, ensuring tenant comfort and long-term appeal. Donâ€™t miss this rare opportunity to own a turnkey investment property

Built in 2012

### Essential Information

MLS® #	E4436869
Price	\$824,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,758



Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Tri-Plex
Style	2 Storey
Status	Active

### Community Information

Address	12430 105 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 0Y6

### Amenities

Amenities	Deck
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Corner Lot, Fenced, Playground Nearby, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	32
Zoning	Zone 07

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 June 16th, 2025 at 9:02pm MDT