

\$319,000 - 11514 92 Street, Edmonton

MLS® #E4449693

\$319,000

6 Bedroom, 2.00 Bathroom, 843 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Exceptional investment opportunity with this uniquely styled 6-bedroom, 2-bathroom home, perfectly positioned on a quiet, tree-lined street just minutes from downtown. Designed for investors, this income-generating property is currently configured to maximize rental income with 6 separate tenants perfect for students at Concordia, NAIT or Grant MacEwan, offering strong cash flow from day one. The home features durable vinyl windows throughout, adding energy efficiency and low-maintenance appeal along with mostly new appliances and some new vinyl plank flooring in the basement and upstairs bedroom. With a spacious layout and distinctive charm, each room offers privacy and comfort—ideal for room-by-room leasing. Whether you're expanding your rental portfolio or seeking a high-yield entry into the market, this property checks all the boxes: prime location, strong tenant appeal, and immediate rental income. Don't miss this turnkey investment in a highly desirable area near the heart of the city.



11514 92 St NW, Edmonton - MAIN



Room	Dimensions
Entrance	1.27 x 1.47
Bedroom	3.59 x 2.71
Primary Bedroom	3.33 x 3.17
Bathroom 4P	1.49 x 2.06
Storage	2.54 x 2.69
Bedroom	3.12 x 3.62
Kitchen	3.13 x 3.31
Entrance	2.14 x 1.78
Deck	4.94 x 2.71

Disclaimer: To be used only for the marketing of the subject property, and only by the client listed below and/or other parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. Basic illustration of the estimated approximate interior layout. Precise accuracy is scale not guaranteed. Not appropriate for any kind of architectural consideration.

Built in 1944

Essential Information

MLS® # E4449693
Price \$319,000

Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11514 92 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0Z7

Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	2 Outdoor Stalls, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 25th, 2025
Days on Market 44
Zoning Zone 05



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