

\$985,000 - 12205,12207,12209 121 Avenue Nw, Edmonton

MLS® #A2201749

\$985,000

0 Bedroom, 0.00 Bathroom, 1,143 sqft
Multi-Family on 0.00 Acres

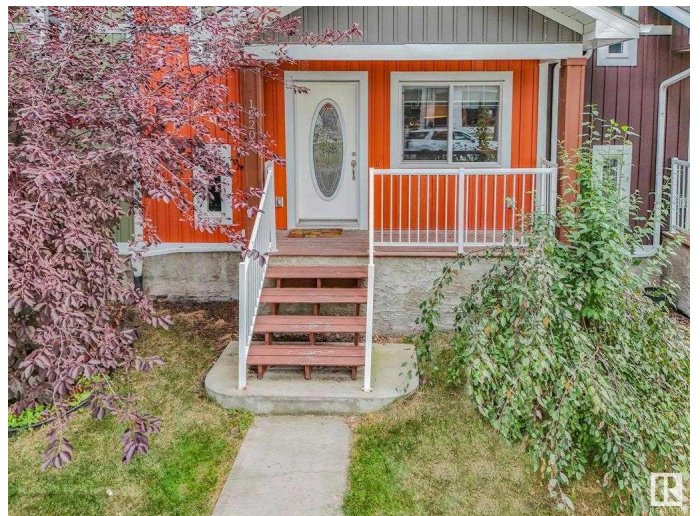
Prince Charles, Edmonton, Alberta

INVESTOR ALERT! Excellent cash-flowing opportunity with this fully rented, low-maintenance TRIPLEX in the desirable community of Prince Charles. Generating positive monthly income with a potential market rent of \$6,300/month, this property is perfect for savvy investors seeking consistent returns.

Built by Urban Sky, this triplex features three gorgeous and bright units, each thoughtfully designed with a modern, open-concept layout and quality finishes throughout. The main levels boast engineered flooring, sleek stainless steel kitchen appliances, and architecturally appealing exteriors featuring a unique combination of vertical and horizontal board-and-batten profiles.

Upstairs, each unit provides two spacious primary bedrooms, both complete with their own private four-piece ensuite bathrooms. Additionally, each unit comes with its own partially finished basement, already insulated, studded, and equipped with electrical outlets, lights, and a full-size laundry room—perfect for adding value by customizing into additional living space, bedroom, or bathroom.

Further enhancing the property's value are three individually titled detached garages, providing added convenience and potential for



increased rental income.

Ideally located near NAIT, Grant MacEwan University, the University of Alberta, and downtown Edmonton, this property offers excellent accessibility to public transit, shopping, dining, and all essential amenities. Don't miss out on this outstanding turnkey investment opportunity!

Built in 2015

Essential Information

MLS® #	A2201749
Price	\$985,000
Bathrooms	0.00
Square Footage	1,143
Acres	0.00
Year Built	2015
Type	Multi-Family
Sub-Type	Triplex
Style	Side by Side, Multi Level Unit
Status	Active

Community Information

Address	12205,12207,12209 121 Avenue Nw
Subdivision	Prince Charles
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T5M2A3

Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

Interior

Appliances	See Remarks
# of Stories	2

Has Basement	Yes
Basement	Unfinished

Additional Information

Date Listed	March 24th, 2025
Days on Market	39
Zoning	RF5

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.