

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

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MLS® #A2201749

**\$985,000**

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

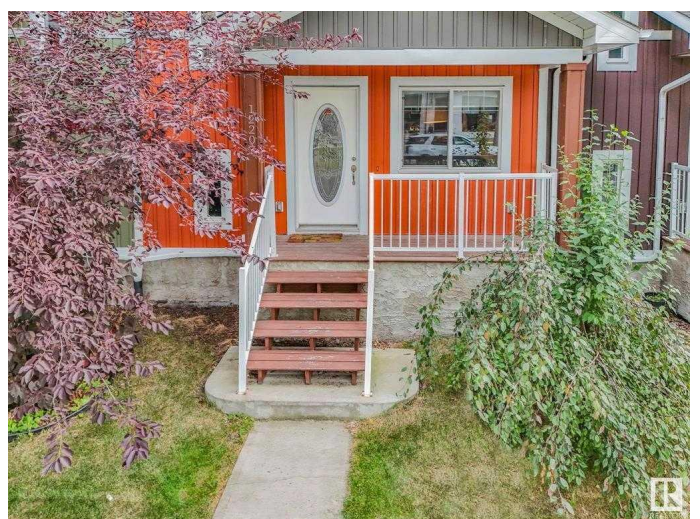
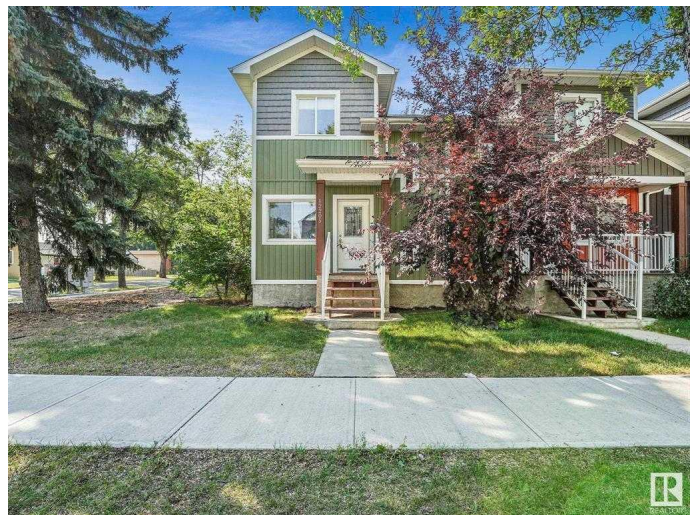
Prince Charles, Edmonton, Alberta

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	27
Zoning	RF5

### **Listing Details**

Listing Office	eXp Realty
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