

## \$525,000 - 11434 125 Street, Edmonton

MLS® #E4458072

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,878 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

THREE SELF-CONTAINED SUITES in this 4 Level Split on a 50' x 150' lot in Inglewood! Investors will love the strong income potential: Main 2-BDRM suite (est. \$1,795 + \$250 utilities), 1-BDRM basement suite (est. \$995 + \$150 utilities), and above-grade 1-BDRM suite with private entry & in-suite laundry (est. \$1,495 + \$200 utilities). Total estimated rent \$4,285 + \$600 utilities per month without executing renovations to the home. Shared laundry for main/basement suites. Outdoors features a single detached garage, double carport, plenty of additional parking and yard space for gardening or outdoor living. PRIME LOCATION next to Inglewood School & Park, walk to 124 St's best spots—Duchess Bake Shop, Tiramisu Bistro, RGE RD & Woodshed Burgers—plus GoodLife Fitness at Brewery District. Priced to allow smart investors to BRRR (Buy, Renovate, Rent, Refinance, Repeat)—renovate to increase value, pull out equity, and build long-term wealth. Or live in one suite and let the other two help pay your mortgage!

Built in 1956

### Essential Information

MLS® # E4458072

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,878                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11434 125 Street     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0M9              |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Fire Pit, Parking-Extra, R.V. Storage |
| Parking   | Double Carport, Single Garage Detached                                       |

### Interior

|              |                                                                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                                            |
| Stories      | 4                                                                                                                                                    |
| Has Suite    | Yes                                                                                                                                                  |
| Has Basement | Yes                                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                               |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Treed Lot |

|              |                     |
|--------------|---------------------|
| Roof         | Roll Roofing        |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Inglewood School     |
| Middle     | Westmount School     |
| High       | Ross Sheppard School |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 07              |

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Listing information last updated on September 22nd, 2025 at 11:17am MDT