

## \$535,000 - 12107-12109 89 Street, Edmonton

MLS® #E4434962

**\$535,000**

10 Bedroom, 4.00 Bathroom, 2,100 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Purple Doors & Room for More “ Across from Delton Elementary, What a Score! On a tree-lined street, where the kids laugh and play, This duplex stands proud-itâ€™s the North Side way. On a street where the market continues to thrive, Your investment dream is still alive. Two basement suites not yet by the book, But the 4-plex potential is worth a look! Four fridges, four stoves, all ready to go, Four dishwashers, washers, and dryers in tow. This duplex is stocked, with convenience in mind, For future tenants, everythingâ€™s aligned. Facing the school, what a wonderful perk, No busy commutes or traffic to work! A big backyard with plenty of space, Park 6 in the backâ€”what a practical place! Live, rent, or flipâ€”your futureâ€™s right here, On a vibrant, green block thatâ€™s quiet and clear. Whether investor or family, this spot's a win, With room to grow and cash to bring in. So bring your vision, your plans, your tools, This is the opportunity that truly rules!

Built in 1972

### Essential Information

MLS® #	E4434962
Price	\$535,000
Bedrooms	10
Bathrooms	4.00



Full Baths	4
Square Footage	2,100
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Raised Bungalow
Status	Active

### Community Information

Address	12107-12109 89 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3W3

### Amenities

Amenities	Parking-Extra
Parking Spaces	6
Parking	No Garage, Rear Drive Access

### Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Golf Nearby, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 7th, 2025

Days on Market 40

Zoning Zone 05

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