

## \$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 50â€™ x 150â€™ 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 spotsâ€”Duchess Bake Shop, Tiramisu Bistro, RGE RD & Woodshed Burgersâ€”plus GoodLife Fitness at Brewery District. Priced to allow smart investors to BRRR (Buy, Renovate, Rent, Refinance, Repeat)â€”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
Zoning	Zone 07

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Listing information last updated on September 17th, 2025 at 12:03pm MDT