

# \$327,000 - 11514 92 Street, Edmonton

MLS® #E4449693

**\$327,000**

6 Bedroom, 2.00 Bathroom, 843 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Exceptional investment opportunity with this uniquely styled 6-bedroom, 2-bathroom home, perfectly positioned on a quiet, tree-lined street just minutes from downtown. Designed for investors, this income-generating property is currently configured to maximize rental income with 6 separate tenants perfect for students at Concordia, NAIT or Grant MacEwan, offering strong cash flow from day one. The home features durable vinyl windows throughout, adding energy efficiency and low-maintenance appeal along with mostly new appliances and some new vinyl plank flooring in the basement and upstairs bedroom. With a spacious layout and distinctive charm, each room offers privacy and comfort—ideal for room-by-room leasing. Whether you're expanding your rental portfolio or seeking a high-yield entry into the market, this property checks all the boxes: prime location, strong tenant appeal, and immediate rental income. Don't miss this turnkey investment in a highly desirable area near the heart of the city.



11514 92 St NW, Edmonton - MAIN



Room	Dimensions
Entrance	1.27 x 1.47
Bedroom	3.59 x 2.71
Primary Bedroom	3.33 x 3.17
Bathroom 4P	1.49 x 2.06
Storage	2.54 x 2.69
Bedroom	3.12 x 3.62
Kitchen	3.13 x 3.31
Entrance	2.14 x 1.78
Deck	4.94 x 2.71

Disclaimer: To be used only for the marketing of the subject property, and only by the client listed below and/or other parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. Basic illustration of the estimated/approximate interior layout. Precise accuracy & scale not guaranteed. Not appropriate for any kind of architectural consideration.

Built in 1944

## Essential Information

MLS® #                    E4449693  
Price                      \$327,000

Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11514 92 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0Z7

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	2 Outdoor Stalls, Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 25th, 2025  
Days on Market 6  
Zoning Zone 05



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