\$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 comfortâ€"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.





Built in 1944

Essential Information

MLS® #	E4449693
Price	\$327,000

6
2.00
2
843
0.00
1944
Single Family
Detached Single Family
Bungalow
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

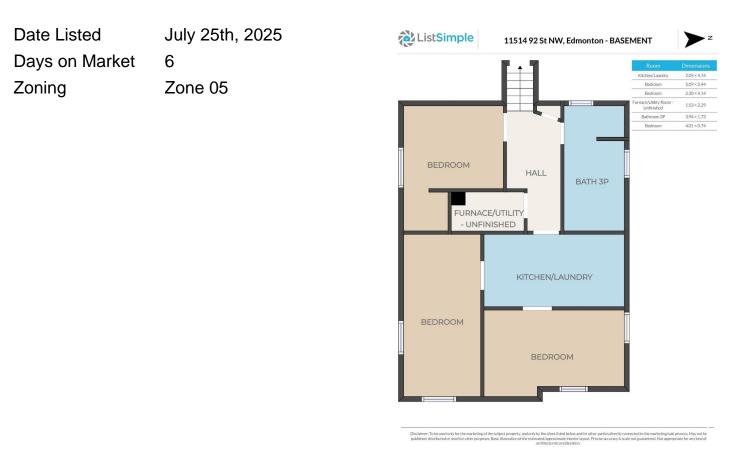
Interior

Appliances	Dishwasher-Built-In, Refrigerators-Two	Dryer,	Hood	Fan,	Stove-Electric,	Washer,
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



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 4:18pm MDT