

## \$599,900 - 11112/11116 116 Street, Edmonton

MLS® #E4451869

**\$599,900**

2 Bedroom, 4.00 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Prince Rupert, Edmonton, AB

4PLEX!!!! Calling all investors!!! Now is the time to invest in Edmonton in this well located 4plex close to downtown on a RS zoned 754 sq m2 lot. The upper units have 2 bed 1 bath and the lower units are 1 bed 1 bath. This property has had some upgrades over the years including new shingles (last year), BRAND NEW 100 AMP SERVICE, HWT, one new furnace, weeping tile and sump (approx 10 years ago), some windows, and various renovations to each unit. The property also features a double heated garage and plenty of parking out back. This amazing starter investment property is close to GMAC and NAIT, blocks from downtown and a short drive to the Royal Alex. Rent it out, live in it, or use the income as a holding property until you want to redevelop.

Built in 1954

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451869  |
| Price          | \$599,900 |
| Bedrooms       | 2         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,615     |
| Acres          | 0.00      |
| Year Built     | 1954      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | 4PLEX         |
| Style    | Bungalow      |
| Status   | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11112/11116 116 Street |
| Area        | Edmonton               |
| Subdivision | Prince Rupert          |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5G 2V6                |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Front Porch                    |
| Parking   | Double Garage Detached, Heated |

### Interior

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Garage Opener, Refrigerator, Stove-Electric, See Remarks, Dryer-Two, Washers-Two, Garage Heater |
| Heating      | Forced Air-2, Natural Gas                                                                       |
| Fireplaces   | Corner                                                                                          |
| Stories      | 2                                                                                               |
| Has Suite    | Yes                                                                                             |
| Has Basement | Yes                                                                                             |
| Basement     | Full, Finished                                                                                  |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                               |
| Exterior Features | Back Lane, Flat Site, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Stucco                                                                                               |
| Foundation        | Concrete Perimeter                                                                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 39               |

## Zoning

## Zone 08

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Listing information last updated on September 15th, 2025 at 9:47pm MDT