

\$549,888 - 11540 123 Street, Edmonton

MLS® #E4454461

\$549,888

4 Bedroom, 4.00 Bathroom, 1,837 sqft
Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Investor alert! Rare side-by-side duplex in Inglewood with excellent cash-flow & long-term redevelopment potential. Each unit offers 2 bedrooms up with spacious living, dining & kitchen plus full basement with baths, laundry & storage. Unit A features a brand-new high-efficiency furnace (Dec 2024) with 10-yr warranty, while Unit B remains operational with recent tune-up. Current tenants are willing to stay, providing immediate rental income & stability for investors. Strong demand in this central location makes it ideal as a hold, house-hack, or income property. Situated on a full lot with lane access, the site also lends itself to future infill development. Inglewood is one of Edmonton's most connected communities—steps to schools, parks, NAIT, MacEwan, & quick transit downtown. Easy access to the Yellowhead, 124 Street shops, Brewery District and the Anthony Henday corridor enhances appeal. A flexible property with multiple exit strategies—hold, redevelop or live in one side & rent the other! HURRY!

Built in 1965

Essential Information

MLS® #	E4454461
Price	\$549,888
Bedrooms	4



Bathrooms	4.00
Full Baths	4
Square Footage	1,837
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

Community Information

Address	11540 123 Street
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0G4

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Inglewood School
Middle	Westmount School
High	Ross Sheppard School

Additional Information

Date Listed	August 23rd, 2025
Days on Market	6
Zoning	Zone 07

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