

## \$535,000 - 12107-12109 89 Street, Edmonton

MLS® #E4434962

**\$535,000**

10 Bedroom, 4.00 Bathroom, 2,100 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Purple Doors & Room for More – Across from Delton Elementary, What a Score! On a tree-lined street, where the kids laugh and play, This duplex stands proud-it's the North Side way. On a street where the market continues to thrive, Your investment dream is still alive. Two basement suites not yet by the book, But the 4-plex potential is worth a look! Four fridges, four stoves, all ready to go, Four dishwashers, washers, and dryers in tow. This duplex is stocked, with convenience in mind, For future tenants, everything's aligned. Facing the school, what a wonderful perk, No busy commutes or traffic to work! A big backyard with plenty of space, Park 6 in the back—what a practical place! Live, rent, or flip—your future's right here, On a vibrant, green block that's quiet and clear. Whether investor or family, this spot's a win, With room to grow and cash to bring in. So bring your vision, your plans, your tools, This is the opportunity that truly rules!

Built in 1972

### Essential Information

MLS® # E4434962

Price \$535,000

Bedrooms 10

Bathrooms 4.00



Full Baths	4
Square Footage	2,100
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Raised Bungalow
Status	Active

### Community Information

Address	12107-12109 89 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3W3

### Amenities

Amenities	Parking-Extra
Parking Spaces	6
Parking	No Garage, Rear Drive Access

### Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Golf Nearby, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 7th, 2025

Days on Market 11

Zoning Zone 05

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 May 18th, 2025 at 8:32am MDT