

\$525,000 - 11434 125 Street, Edmonton

MLS® #E4458072

\$525,000

4 Bedroom, 3.00 Bathroom, 1,878 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

THREE SELF-CONTAINED SUITES in this 4 Level Split on a 50' x 150' lot in Inglewood! Investors will love the strong income potential: Main 2-BDRM suite (est. \$1,795 + \$250 utilities), 1-BDRM basement suite (est. \$995 + \$150 utilities), and above-grade 1-BDRM suite with private entry & in-suite laundry (est. \$1,495 + \$200 utilities). Total estimated rent \$4,285 + \$600 utilities per month without executing renovations to the home. Shared laundry for main/basement suites. Outdoors features a single detached garage, double carport, plenty of additional parking and yard space for gardening or outdoor living. PRIME LOCATION next to Inglewood School & Park, walk to 124 St's best spots—Duchess Bake Shop, Tiramisu Bistro, RGE RD & Woodshed Burgers—plus GoodLife Fitness at Brewery District. Priced to allow smart investors to BRRR (Buy, Renovate, Rent, Refinance, Repeat)—renovate to increase value, pull out equity, and build long-term wealth. Or live in one suite and let the other two help pay your mortgage!

Built in 1956

Essential Information

MLS® #	E4458072
Price	\$525,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,878
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	11434 125 Street
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0M9

Amenities

Amenities	Off Street Parking, On Street Parking, Fire Pit, Parking-Extra, R.V. Storage
Parking	Double Carport, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Treed Lot

Roof	Roll Roofing
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Inglewood School
Middle	Westmount School
High	Ross Sheppard School

Additional Information

Date Listed	September 17th, 2025
Days on Market	2
Zoning	Zone 07

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 September 19th, 2025 at 3:17am MDT