

# \$319,000 - 11514 92 Street, Edmonton

MLS® #E4449693

**\$319,000**

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 comfort—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.



11514 92 St NW, Edmonton - MAIN



| Room            | Dimensions  |
|-----------------|-------------|
| Entrance        | 1.27 x 1.47 |
| Bedroom         | 3.59 x 2.71 |
| Primary Bedroom | 3.33 x 3.17 |
| Bathroom 4P     | 1.49 x 2.06 |
| Storage         | 2.54 x 2.69 |
| Bedroom         | 3.12 x 3.62 |
| Kitchen         | 3.13 x 3.31 |
| Entrance        | 2.14 x 1.78 |
| Deck            | 4.94 x 2.71 |

Disclaimer: To be used only for the marketing of the subject property, and only by the client listed below and/or other parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. Basic illustration of the estimated approximate interior layout. Precise accuracy is scale not guaranteed. Not appropriate for any kind of architectural consideration.

Built in 1944

## Essential Information

MLS® #                    E4449693  
Price                      \$319,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 843                    |
| Acres          | 0.00                   |
| Year Built     | 1944                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | 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, Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| 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

Date Listed July 25th, 2025  
Days on Market 33  
Zoning Zone 05



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