

\$525,000 - 10223,10225 119 Avenue, Edmonton

MLS® #E4430158

\$525,000

4 Bedroom, 3.00 Bathroom, 2,304 sqft
Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

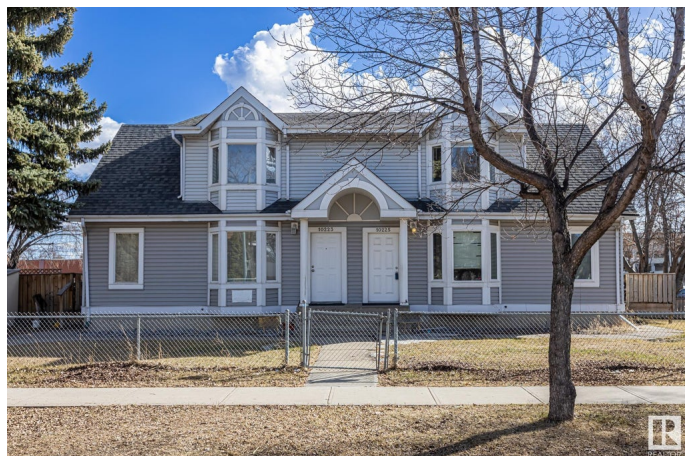
Incredible Investment Opportunity!

Side-by-side duplex situated on a massive RA7-zoned 50â€™ x 150â€™ corner lot â€“ perfect for low-rise apartment development, future infill, or simply living in one unit and renting the other! Property just steps away from NAIT, Royal Alex Hospital, Glenrose, Grant MacEwan, & Kingsway Mall. Each unit features a classic main floor layout with a spacious living room, dining area, kitchen, and a 2-piece bathroom. Upstairs, youâ€™ll find two generous bedrooms and a 4-piece bathroom. The partially finished basements offer additional living space and laundry rooms. Opportunities like this donâ€™t come often â€“ whether youâ€™re an investor, developer, or homeowner, this rare gem is ready for your vision!

Built in 1973

Essential Information

MLS® #	E4430158
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,304
Acres	0.00



Year Built	1973
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

Community Information

Address	10223,10225 119 Avenue
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0R3

Amenities

Amenities	Deck, Detectors Smoke, Parking-Extra
Parking	Rear Drive Access

Interior

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

Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Corner Lot, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Subdividable Lot
Lot Description	50 X 150 SQ.FT Corner Lot
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 10th, 2025
Days on Market	3
Zoning	Zone 08

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Listing information last updated on April 13th, 2025 at 6:47pm MDT