

# \$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

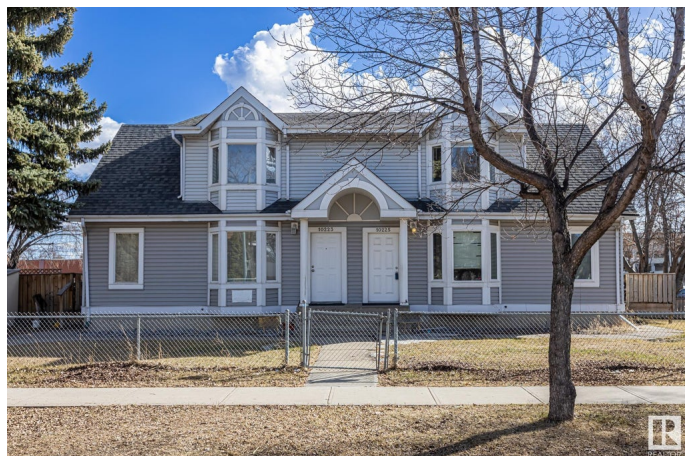
### Incredible Investment Opportunity!

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	5
Zoning	Zone 08

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Listing information last updated on April 15th, 2025 at 1:17am MDT