

## \$675,000 - 11811 51 Street, Edmonton

MLS® #E4448832

**\$675,000**

8 Bedroom, 5.00 Bathroom, 2,112 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Turnkey investment property! Beautifully kept side by side duplex in Newton featuring two symmetrical units. Each unit features 3 bedrooms, 1.5 baths, sizeable kitchen, dining area and living room. Both units have finished basements, each having a family room, bedroom, bathroom and laundry. Side entrances leading to the basement on each side as well. Roof and gutters were replaced in 2013. Unit 11811 received a new furnace in 2017 and a new hot water tank in 2020. Units 11813 received a new furnace and hot water tank in 2019. Sizeable back yards leading to an oversized double car garage with one spot for each unit in the garage. Plenty of parking available on the street as well. Close to public transit and shopping as well!

Built in 1991

### Essential Information

MLS® #	E4448832
Price	\$675,000
Bedrooms	8
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	2,112
Acres	0.00



Year Built	1991
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### **Community Information**

Address	11811 51 Street
Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3G3

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, Parking-Extra, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 20th, 2025
Days on Market	11

## Zoning

## Zone 06

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 July 31st, 2025 at 2:02pm MDT