

## \$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 | 18              |

Zoning

Zone 06

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Listing information last updated on August 7th, 2025 at 8:17pm MDT