

\$1,040,000 - 11936 66 Street, Edmonton

MLS® #E4440905

\$1,040,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

This is a 2.5 story, wood-frame construction complex. Hot water heating system. Roof was replaced once. Hot water tank replaced in 2018. Each unit has 3 appliances. Large suite sizes. One of the 2 bedroom units is a bi-level style with 1.5 bath. All upper units have a balcony. Units have been upgraded on turnover. Very well maintained. Professionally managed. Gross income over \$98,000 annually. 5.39% cap rate.



Built in 1980

Essential Information

MLS® #	E4440905
Price	\$1,040,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Multi-Family Commercial
Status	Active

Community Information

Address	11936 66 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB

Postal Code T5B 1J4

Exterior

Exterior Wood Frame
Construction Wood Frame

Additional Information

Date Listed June 6th, 2025
Days on Market 117
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 October 1st, 2025 at 11:02am MDT