

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

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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       92  
Zoning                Zone 06

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Listing information last updated on September 6th, 2025 at 5:17am MDT