

## \$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       29  
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 4th, 2025 at 9:47pm MDT