

FOR SALE

\$1,899,900

WESTMOUNT PRIME APARTMENT

11045 - 129 Street Edmonton AB

Property Highlights

This property is a meticulously self-managed 12-unit apartment in Edmonton's desirable Westmount neighbourhood, close to hospitals, shopping, schools, and parks.

This well-maintained property has undergone over \$350,000 in upgrades, including windows, doors, roof, boiler system, plumbing, and comprehensive unit renovations, ensuring modern comfort and long-term value. The building comprises one 3-bedroom unit, five 2-bedroom units, and six 1-bedroom units, providing a diversified rental mix and stable income potential.

An assumable CMHC-insured mortgage of approximately \$1,052,795 at 1.87% interest (\$5,280/month until 2028) adds an attractive financing option for qualified investors. All prospective clients must provide proof of financing prior to viewing, making this a turnkey opportunity for investors seeking a premium, income-generating asset in a prime Edmonton location.

Legal Address

Plan RN60 Block 9 Lots 11 & 12

Building & Units

2.5 Stories, 12 units

Zoning

RA7

Land Size

0.32 Acres, 100 Lot Frontage

Property Taxes

16,457 (2024)

Year Built

1971

Current Income

\$156,423

Current Expenses

\$ 62,942 (normalized)

Cap Rate

4.92%



[View On Maps](#)



[Mortgage Calculator](#)

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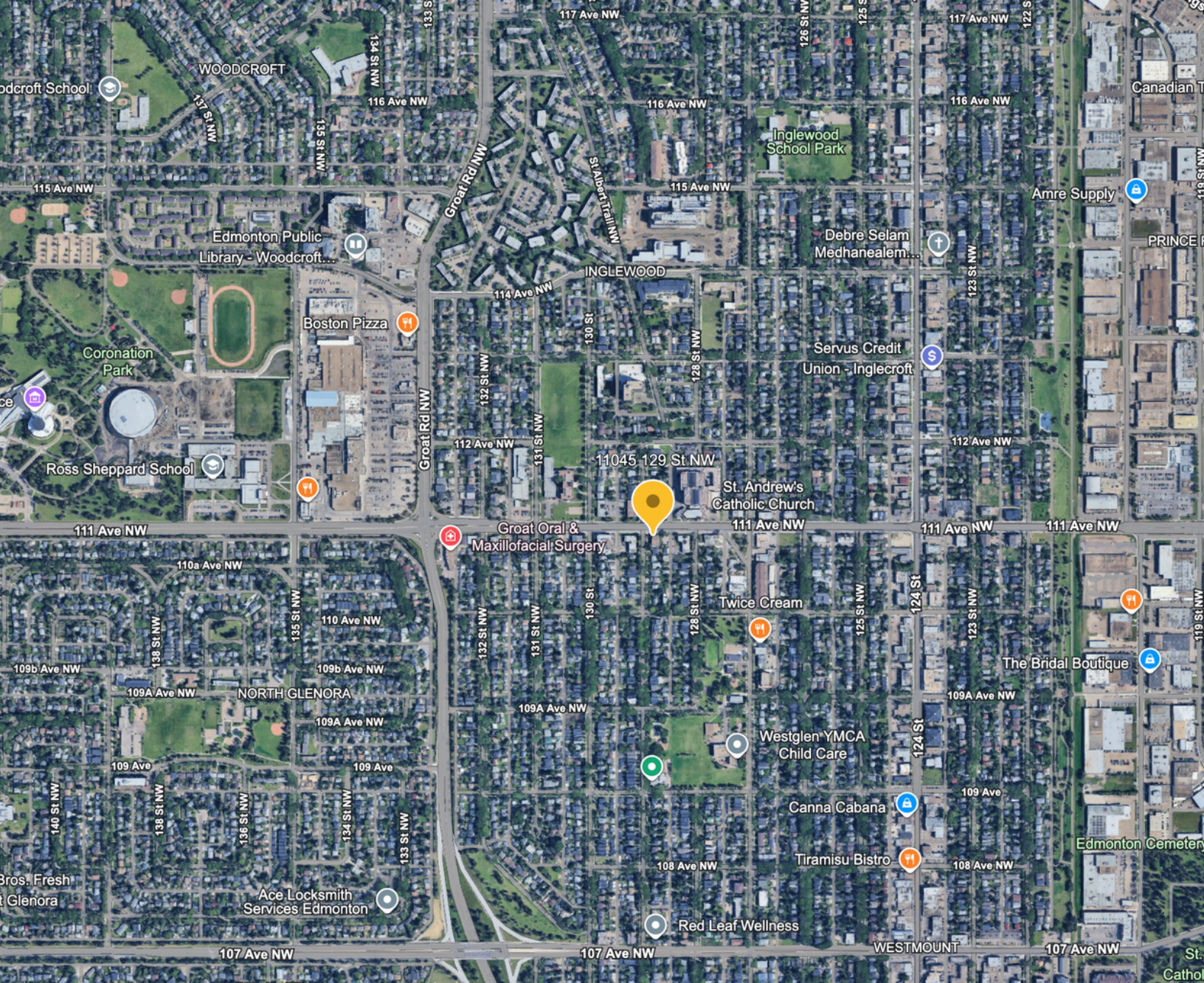
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