

# **\$1,849,900 - 10204 113 Avenue, Edmonton**

MLS® #E4457883

**\$1,849,900**

3 Bedroom, 3.50 Bathroom, 4,137 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

FANTASTIC INVESTMENT Opportunity in Central Edmonton! This MULTI-UNIT property at 10204 113 Ave NW offers exceptional income potential with over 5,700 sq. ft. of living space across three levels. Each unit is THOUGHTFULLY DESIGNED with bright kitchens, dining areas, and comfortable living spaces. FOUR units UPSTAIRS feature two SPACIOUS bedrooms each - many with private ensuites and walk-in closets, while the TWO LEGAL basement UNITS add extra bedrooms, full baths, rec rooms, and secondary kitchens for flexible rental options. Tenants enjoy the convenience of in-suite laundry, 4 detached single-car GARAGES, and MODERN LAYOUTS that maximize privacy. Situated in a PRIME CENTRAL LOCATION, close to downtown, schools, shopping, hospital, and transit, this property is perfectly positioned to attract quality renters. A rare chance to secure a high-performing investment property with strong cash flow potential.

Built in 2013

## **Essential Information**

MLS® #	E4457883
Price	\$1,849,900
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,137
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	10204 113 Avenue
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0W9

### Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, Vinyl Windows, Infill Property
Parking	See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Stove-Gas
Heating	Forced Air-1, Hot Water, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Landscaped, Paved Lane, Schools, Shopping

	Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	John A. McDougall School
Middle	Spruce Avenue School
High	Victoria School

### **Additional Information**

Date Listed	September 13th, 2025
Days on Market	2
Zoning	Zone 08

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