

# **\$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 | 4                    |
| Zoning         | Zone 08              |

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Listing information last updated on September 17th, 2025 at 7:02pm MDT