

## **\$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

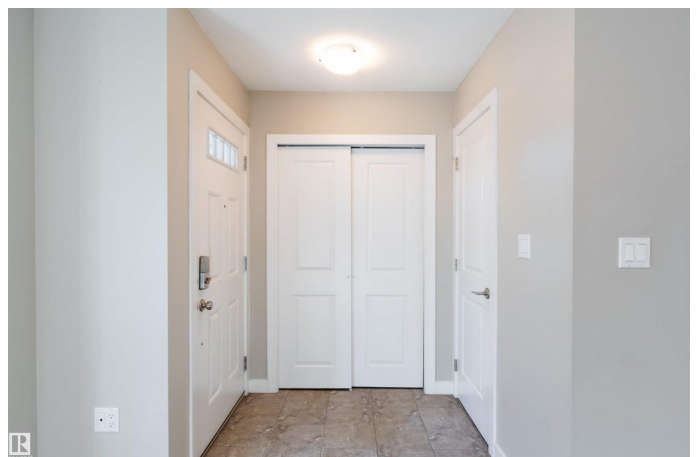
Are you looking for a MULTI-FAMILY PROPERTY that you can easily TRANSFORM 2 of the 4 basements into LEGAL SECONDARY SUITES? Here is a FANTASTIC INVESTMENT opportunity in Central Edmonton! This MULTI-UNIT property located in SPRUCE AVENUE offers EXCEPTIONAL INCOME POTENTIAL with over 5,700 sq. ft. of living space across three levels. Each unit is THOUGHTFULLY DESIGNED with bright kitchens, dining areas, and comfortable living spaces. ALL FOUR of the UPSTAIRS units feature TWO SPACIOUS bedrooms, each with PRIVATE ENSUITES AND WALK-IN CLOSETS. Two of the upper units have FINISHED BASEMENTS with a third bedroom, rec room and full bathroom which could EASILY be converted into LEGAL BASEMENT SUITES. Two of the basements are already LEGAL SECONDARY 1BR/1BA SUITES! All Tenants enjoy the convenience of in-suite laundry, and there are 4 detached single-car GARAGES. Situated close to downtown, schools, shopping, hospitals, and transit, this property is PERFECTLY POSITIONED to attract quality renters.

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 | 42                   |
| Zoning         | Zone 08              |

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Listing information last updated on October 25th, 2025 at 10:17am MDT