



10204 113 Avenue NW
Edmonton, Alberta

MLS # A2296831



\$1,799,900

Division:	Spruce Avenue		
Type:	Multi-Family/Row/Townhouse		
Style:	2 Storey		
Size:	4,137 sq.ft.	Age:	2013 (13 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Garage Door Opener, Garage Faces Side, Off Street, On Street		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot		

Heating: Baseboard, Electric, Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Stone

Foundation: Poured Concrete

Features: Granite Counters

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

Are you looking for a MULTI-FAMILY PROPERTY in Central Edmonton? This EXCEPTIONAL, fully tenanted property in Spruce Avenue offers over 5,700 sq. ft. OF WELL-DESIGNED living space across THREE LEVELS. Each unit is thoughtfully laid out with BRIGHT KITCHENS, DEDICATED DINING AREAS, and COMFORTABLE LIVING SPACES. All four upper units feature two SPACIOUS BEDROOMS, each with PRIVATE ENSUITES and WALK-IN CLOSETS, creating an ATTRACTIVE LAYOUT FOR TENANTS. Two of the upper units also include FULLY FINISHED BASEMENTS with an additional bedroom, rec room, and full bathroom, while two of the basements are already configured as LEGAL 1BR/1BA SUITES. Tenants benefit from in-suite laundry throughout, along with FOUR DETACHED SINGLE-CAR GARAGES. Ideally located near downtown, schools, shopping, hospitals, and transit, this is a TURNKEY OPPORTUNITY positioned to attract and RETAIN QUALITY RENTERS.