\$2,995,000 - 13802 103 Avenue, Edmonton

MLS® #E4411386

\$2,995,000

3 Bedroom, 3.50 Bathroom, 5,124 sqft Single Family on 0.00 Acres

Glenora, Edmonton, AB

ATTENTION INVESTORS!!! - Exceptional Opportunity to purchase this 4plex that includes 4 legal basement suites (8 units) in Glenora, ranked one of the best communities in town. Built by Bloc 53 Developments, this property is located 3 blocks from 2 future LRT stations, the Westblock building which offers plenty of amenities, Colombian cafe and more. The perfect addition to any portfolio with near zero vacancy and million dollar homes on every street, this property is perfect for the CMHC MLI SELECT PROGRAM. Architecturally designed and includes 12 bedrooms, 14 bathrooms with a unit mix of 2 primary bedrooms with their own ensuites and 1 bedroom legal basements suites. The property also includes 4 single detached garages to add to your revenues which have been projected to be in the range of \$195,000 - \$200,000 annually. This property comes fully finished, includes all appliances, designed to perfection and is steps to the ravine, walking trails and a 5 min drive to the City's core.

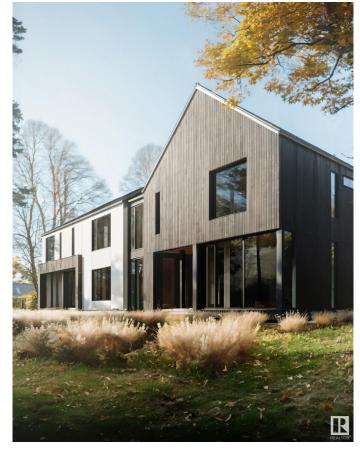
Built in 2024

Essential Information

MLS® # E4411386 Price \$2,995,000

Bedrooms 3





Bathrooms 3.50 Full Baths 3

Half Baths 1

Square Footage 5,124 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type 4PLEX
Style 2 Storey
Status Active

Community Information

Address 13802 103 Avenue

Area Edmonton
Subdivision Glenora
City Edmonton
County ALBERTA

Province AB

Postal Code T5N 2J3

Amenities

Amenities Ceiling 9 ft., Closet Organizers

Parking Single Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Direct Vent

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Metal, Stucco

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Metal, Stucco

Foundation Concrete Perimeter

School Information

Elementary Glenora

Middle Westminster

High Ross Shepard

Additional Information

Date Listed October 23rd, 2024

Days on Market 142

Zoning Zone 11



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Listing information last updated on March 14th, 2025 at 8:47am MDT