



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 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.