\$1,849,900 - 10204 113 Avenue, Edmonton

MLS® #E4457883

\$1,849,900

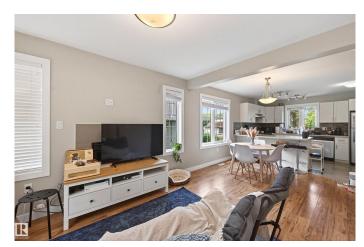
3 Bedroom, 3.50 Bathroom, 4,137 sqft Single Family on 0.00 Acres

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 9

Zoning Zone 08

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Listing information last updated on September 22nd, 2025 at 9:02am MDT