

\$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 10:03am MDT