# \$2,149,000 - 11323 106 St, Edmonton

MLS® #E4446094

### \$2,149,000

4 Bedroom, 3.50 Bathroom, 5,567 sqft Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Brand new 4-plex with 8 fully legal units in central Edmonton! Each main unit features 3 bedrooms, 2.5 baths, and 1,395 sq ft, plus a fully self-contained 1 bedroom, 1 bath basement suite (686 sq ft) with separate entrance and in-suite laundry. Modern finishes throughout, separate utility meters, and parking included. Projected gross rent of \$163,200/year with 5â€"6% cap rate potential. Ideally located near NAIT, Royal Alexandra Hospital, downtown, and major transit routes. No rent control, low property taxes, and a strong rental market make this a perfect turnkey investment. Future condo title potential. A rare opportunity for cash-flow-focused buyers in one of Canada's most landlord-friendly markets.





Built in 2025

#### **Essential Information**

MLS® # E4446094
Price \$2,149,000
Bedrooms 4
Bathrooms 3.50
Full Baths 3
Half Baths 1

Square Footage 5,567 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type 4PLEX
Style 2 Storey
Status Active

## **Community Information**

Address 11323 106 St Area Edmonton

Subdivision Spruce Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 2P6

#### **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home,

No Smoking Home, Vinyl Windows

Parking Spaces 3

Parking Parking Pad Cement/Paved

#### Interior

Interior Features ensuite bathroom

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

Stove-Electric, Washer, See Remarks

Heating Forced Air-2, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

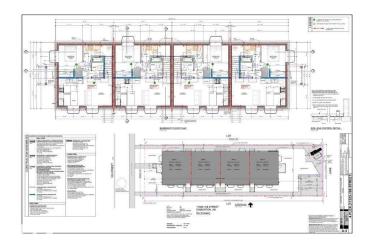
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 5th, 2025

Days on Market 103

Zoning Zone 08



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 16th, 2025 at 2:17pm MDT