

## \$749,000 - 16225 100a Avenue, Edmonton

MLS® #E4423566

**\$749,000**

10 Bedroom, 4.00 Bathroom, 1,974 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

INVESTOR ALERT! 4 INDIVIDUAL UNITS IN TOTAL FOR SALE on one title, situated on a CORNER LOT! 2 full side by side duplexes in Glenwood with SEPARATE ENTRANCES on both sides leading you to 2 LEGAL BASEMENT SUITES. , approved by the City of Edmonton! Currently one side of the duplex is licensed with AirBNB generating approx \$6-8k monthly. Total 6 bedrooms upstairs and 4 downstairs, with 4 full baths. Kitchens are spacious and styled as eat-ins, adjoining large living rooms. These units are situated close to a retail plaza within walking distance, restaurants, LRT/Bus stops and only 3km from WEST EDMONTON MALL! AMAZING LOCATION!! All four homes have been managed by a property management company. If you are interested in an income producing investment, or would like to live in one unit and rent the others, this may be the property you are in search of! \*\*\*Please note there are a total of 4 stoves, 4 washers, 4 dryers, 4 refridgerators, 2 built-in dishwashers (on main floor only).

Built in 1966

### Essential Information

MLS® # E4423566

Price \$749,000



Bedrooms	10
Bathrooms	4.00
Full Baths	4
Square Footage	1,974
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	16225 100a Avenue
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0M2

### Amenities

Amenities	See Remarks
Parking	Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Fan-Ceiling, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition
Exterior Features	Back Lane, Corner Lot, Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 1st, 2025  
Days on Market                61  
Zoning                              Zone 22

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