

\$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

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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	36
Zoning	Zone 08

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Listing information last updated on October 18th, 2025 at 11:47pm MDT