

\$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 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 34

Zoning Zone 22

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Listing information last updated on April 4th, 2025 at 6:32pm MDT