# \$1,699,000 - 16204 102 Avenue, Edmonton

MLS® #E4429726

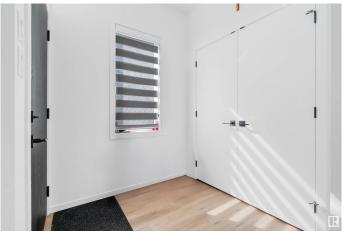
#### \$1,699,000

4 Bedroom, 3.50 Bathroom, 1,157 sqft Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Welcome to this GORGEOUS 4PLEX in the vibrant community of Britannia Youngstown! This MODERN, WELL-DESIGNED property is a TRUE GEM and a PRIME INVESTMENT **OPPORTUNITY!** Each of the 4 UNITS offers **OPEN-CONCEPT living, TONS of NATURAL** LIGHT. & STYLISH FINISHES. The STUNNING kitchens feature CHIC WOODEN CABINETRY, SPARKLING STAINLESS STEEL APPLIANCES, & CENTRAL ISLANDS for extra seating and functionality. Upstairs, you'II find IN-SUITE LAUNDRY, a well-appointed 4PC bath, PRIMARY BEDROOM with its own 3PC ensuite, plus 2 ADDITIONAL BEDROOMS. The FULLY **DEVELOPED BASEMENTS include a 4th BEDROOM, 4PC BATH, RECREATION** ROOM, UTILITY ROOM, & AMPLE STORAGEâ€"perfect for extended family or maximizing rental income. A 4-CAR DETACHED GARAGE offers great parking. Whether you're looking to HOUSE HACK, RENT ALL UNITS for POSITIVE CASH FLOW, or BUILD LONG-TERM EQUITY, this TURN-KEY PROPERTY in a high-demand location near schools, parks, shopping, and transit is a RARE FIND, investors won't want to miss this one!







Built in 2020

**Essential Information** 

MLS® #	E4429726
Price	\$1,699,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,157
Acres	0.00
Year Built	2020
Туре	Single Family
Sub-Type	4PLEX
Style	2 and Half Storey
Status	Active

# **Community Information**

Address	16204 102 Avenue
Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0N6

### Amenities

Amenities	See Remarks
Parking	Quad or More Detached

## Interior

Interior Features	ensuite bathroo	om		
Appliances	Dryer-Two,	Refrigerators-Two,	Stoves-Two,	Washers-Two,
	Dishwasher-Tw	/0		
Heating	Forced Air-2, N	latural Gas		
Stories	3			
Has Basement	Yes			
Basement	Full, Finished			
Exterior				

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	12
Zoning	Zone 21

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Listing information last updated on April 19th, 2025 at 10:18pm MDT