

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

MLS® #E4446094

\$2,149,000

4 Bedroom, 4.00 Bathroom, 5,567 sqft

Single Family on 0.15 Acres

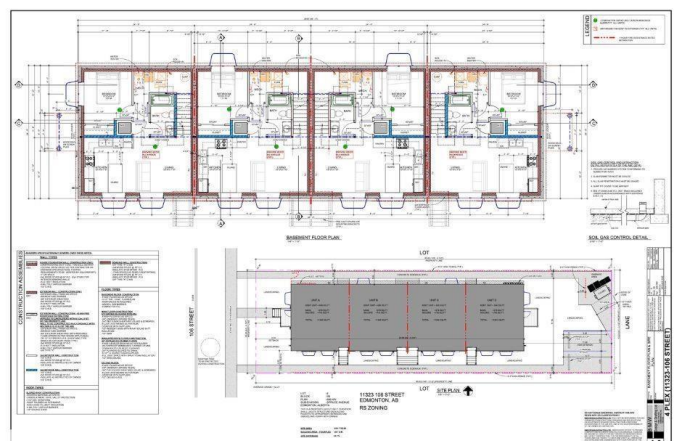
Spruce Avenue, Edmonton, Alberta

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 5-6% 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. (id:6289)

Built in 2025

Essential Information

Listing #	E4446094
Price	\$2,149,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	5,567
Acres	0.15
Year Built	2025
Type	Single Family



Sub-Type Freehold

Community Information

Address 11323 106 St Nw
Subdivision Spruce Avenue
City Edmonton
Province Alberta
Postal Code T5G2P6

Amenities

Amenities Playground, Public Transit, Schools, Shopping, Ceiling - 9ft, Vinyl Windows
Features Lane, Exterior Walls- 2x6", No Animal Home, No Smoking Home
Parking Spaces 3
Parking Parking Pad

Interior

Appliances Dishwasher, Dryer, Microwave Range Hood Combo, Refrigerator, Stove, Washer, See remarks
Heating Forced air
of Stories 2
Has Basement Yes
Basement Suite

Listing Details

Listing Office Initia Real Estate



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