

\$2,249,000 - 6704 109 St Nw, Edmonton

MLS® #E4458010

\$2,249,000

4 Bedroom, 4.00 Bathroom, 4,388 sqft
Single Family

Parkallen (Edmonton), Edmonton, Alberta

OCCUPANCY APPROVED! Exclusive Investment Opportunity Near the UNIVERSITY OF ALBERTA! Discover this brand-new EAST facing 4PLEX with 4 legal basement suites, thoughtfully raised to maximize natural light in the lower-level unitsâ€”offering a bright and welcoming atmosphere rarely found in basement suites! This 6600+ sq.ft. property boasts an upscale interior and exterior, featuring luxury vinyl flooring on the main and basement levels, plush carpeting on the second floor, and 9 ft. ceilings throughout for a spacious feel. The modern two-tone kitchen cabinets, quartz countertops, and sleek tile-finished bathrooms elevate the elegance. Built with energy efficiency in mind, this property includes triple-pane windows, solar roof vents, 97% efficient furnace, tankless water heating etc. ensuring lower utility costs. A concrete parking pad will be completed for added convenience. (id:6289)

Built in 2024

Essential Information

Listing #	E4458010
Price	\$2,249,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	4,388
Year Built	2024



Type	Single Family
Sub-Type	Freehold

Community Information

Address	6704 109 St Nw
Subdivision	Parkallen (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T6H2A4

Amenities

Amenities	Public Transit, Schools, Shopping, Ceiling - 9ft, Vinyl Windows
Features	Corner Site, See remarks, Lane, Closet Organizers, No Smoking Home
Parking	Parking Pad
View	City view

Interior

Appliances	Dishwasher, Stove, Dryer, Refrigerator, Two Washers
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	MaxWell Polaris
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