

\$2,995,000 - 13802 103 Avenue, Edmonton

MLS® #E4411386

\$2,995,000

3 Bedroom, 3.50 Bathroom, 5,124 sqft
Single Family on 0.00 Acres

Glenora, Edmonton, AB

ATTENTION INVESTORS!!! - Exceptional Opportunity to purchase this 4plex that includes 4 legal basement suites (8 units) in Glenora, ranked one of the best communities in town. Built by Bloc 53 Developments, this property is located 3 blocks from 2 future LRT stations, the Westblock building which offers plenty of amenities, Colombian cafe and more. The perfect addition to any portfolio with near zero vacancy and million dollar homes on every street, this property is perfect for the CMHC MLI SELECT PROGRAM.

Architecturally designed and includes 12 bedrooms, 14 bathrooms with a unit mix of 2 primary bedrooms with their own ensuites and 1 bedroom legal basements suites. The property also includes 4 single detached garages to add to your revenues which have been projected to be in the range of \$195,000 - \$200,000 annually. This property comes fully finished, includes all appliances, designed to perfection and is steps to the ravine, walking trails and a 5 min drive to the City's core.

Built in 2024

Essential Information

MLS® #	E4411386
Price	\$2,995,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,124
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	13802 103 Avenue
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 2J3

Amenities

Amenities	Ceiling 9 ft., Closet Organizers
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Metal, Stucco
Foundation Concrete Perimeter

School Information

Elementary Glenora
Middle Westminster
High Ross Shepard

Additional Information

Date Listed October 23rd, 2024
Days on Market 142
Zoning Zone 11



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 13th, 2025 at 11:17pm MDT