

## \$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 141  
Zoning Zone 11



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Listing information last updated on March 13th, 2025 at 9:18pm MDT