

# **\$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, youâ€™ll 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 wonâ€™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              |
| Type           | 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 bathroom  |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural 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 | 11              |
| Zoning         | Zone 21         |

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Listing information last updated on April 19th, 2025 at 10:02am MDT