

\$2,199,900 - 16006 103 Avenue, Edmonton

MLS® #E4430176

\$2,199,900

4 Bedroom, 3.50 Bathroom, 5,184 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

COMPLETING LATE 2025 is this brand new & stunning 8 unit 4Plex which is a great addition to any real estate portfolio with the ability to cash flow immediately. This property features a total 5134 sq ft and consists of 16 bedrooms & 16 bathrooms. This high end building is not your typical 4plex building & features high end finishes on the interior & exterior. Main floor features include luxury vinyl plank, designer lighting, designer plumbing, upgraded kitchen cabinets, 9 ft ceilings on the main & basement, quartz countertops throughout all floors, stainless steel appliances, & much more. All Upper floors feat. 3 bedrooms & 2 full baths & laundry. Separate entrance to the basement with 1 bed & 1 bath legal suite with full kitchen & laundry. Landscaping is included. Monthly income of \$13,200 per month make this property a ideal for the CMHC MLI SELECT program.



Built in 2025

Essential Information

| | |
|------------|-------------|
| MLS® # | E4430176 |
| Price | \$2,199,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |

| | |
|----------------|---------------|
| Square Footage | 5,184 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | 4PLEX |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 16006 103 Avenue |
| Area | Edmonton |
| Subdivision | Britannia Youngstown |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5P 3G3 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Golf Nearby, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 10th, 2025
Days on Market 69
Zoning Zone 21

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