

\$1,599,000 - 16204 102 Avenue, Edmonton

MLS® #E4440889

\$1,599,000

4 Bedroom, 3.50 Bathroom, 4,638 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® #	E4440889
Price	\$1,599,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,638
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	See Remarks, 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	June 6th, 2025
Days on Market	22
Zoning	Zone 21

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Listing information last updated on June 28th, 2025 at 4:32am MDT