

\$2,200,000 - 11323 106 St, Edmonton

MLS® #E4446094

\$2,200,000

4 Bedroom, 3.50 Bathroom, 5,567 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Brand new 4-plex with 8 fully legal units in central Edmonton! Each main unit features 3 bedrooms, 2.5 baths, and 1,395 sq ft, plus a fully self-contained 1 bedroom, 1 bath basement suite (686 sq ft) with separate entrance and in-suite laundry. Modern finishes throughout, separate utility meters, and parking included. Projected gross rent of \$163,200/year with 5-6% cap rate potential. Ideally located near NAIT, Royal Alexandra Hospital, downtown, and major transit routes. No rent control, low property taxes, and a strong rental market make this a perfect turnkey investment. Future condo title potential. A rare opportunity for cash-flow-focused buyers in one of Canada's most landlord-friendly markets.



Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | E4446094 |
| Price | \$2,200,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 5,567 |
| Acres | 0.00 |

| | |
|------------|---------------|
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | 4PLEX |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 11323 106 St |
| Area | Edmonton |
| Subdivision | Spruce Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 2P6 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 3 |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed

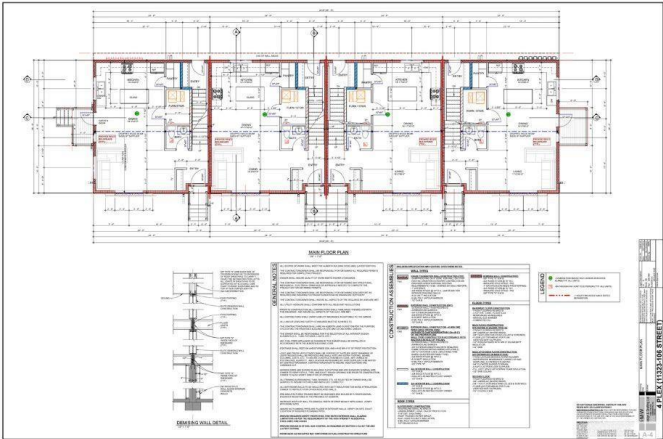
July 5th, 2025

Days on Market

15

Zoning

Zone 08



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Listing information last updated on July 20th, 2025 at 6:02am MDT