

# **\$2,299,980 - 15812 100a Avenue, Edmonton**

MLS® #E4442532

**\$2,299,980**

4 Bedroom, 3.50 Bathroom, 5,003 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

INVESTORS! Welcome to this unique FULLY TENANTED GATED 8 plex in the heart of Glenwood! RENTAL INCOME IS 145,000\$ A Year! A TOTAL OF 16 BEDROOMS & 14 BATHROOMS! MAIN FLOOR corner units are 1300 SQFT+, Rare OVERSIZED LOT at 813 M2! Every unit has a COMMON area & upon entry you'll be greeted with a SPACIOUS VIBRANT open concept , kitchen is SPECTACULAR and MODERN with high cabinet ceilings, Quartz countertops, New appliances & Ample Space! UPSTAIRS you'll have 3 good sized rooms, the main hallway has a 4pc bath, a Upstairs LAUNDRY that is convenient & with Extra Storage, the master bedroom has high 11 FT ceilings with a 3 PC Ensuite! Heading Downstairs from the common area, you have a FULLY FINISHED 1 Bed, 1 full bath BASEMENT SUITE, with a full extended kitchen, Big windows & A highly efficient IN-FLOOR HEATING SYSTEM! Built with Precision by MICHAEL HOMES finished in 2024, 45+ YEARS OF EXPERIENCE! Backing stony plain RD, Next door to Medical center & a Daycare, Downtown 10 mins away! Schools are Closeby!

Built in 2024

## **Essential Information**

MLS® #

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Price	\$2,299,980
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,003
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	15812 100a Avenue
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0L8

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Hot Water Tankless, Parking-Extra, HRV System
Parking	Quad or More Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, In Floor Heat System, Electric, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Commercial, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 15th, 2025
Days on Market	1
Zoning	Zone 22

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Listing information last updated on June 15th, 2025 at 9:31pm MDT