# \$1,699,000 - 16204 102 Avenue, Edmonton

MLS® #E4429726

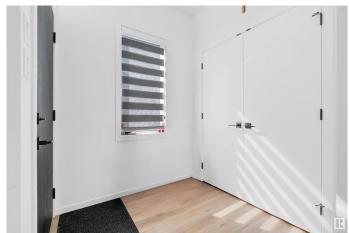
#### \$1,699,000

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, you'II 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 won'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 12

Zoning Zone 21

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 9:47pm MDT