\$2,149,000 - 11323 106 St, Edmonton

MLS® #E4446094

\$2,149,000

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 5â€"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 \$2,149,000
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

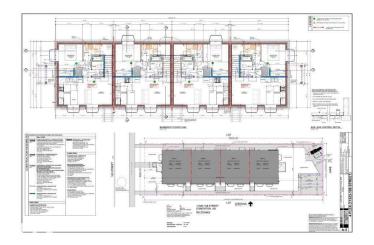
Foundation Concrete Perimeter

Additional Information

Date Listed July 5th, 2025

Days on Market 119

Zoning Zone 08



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Listing information last updated on November 1st, 2025 at 8:47am MDT