

## \$2,249,999 - 6704 109 Street, Edmonton

MLS® #E4434992

**\$2,249,999**

4 Bedroom, 3.50 Bathroom, 4,388 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Exclusive Investment Opportunity Near the UNIVERSITY OF ALBERTA! Discover this brand-new EAST facing 4PLEX with 4 legal basement suites, thoughtfully raised to maximize natural light in the lower-level unitsâ€”offering a bright and welcoming atmosphere rarely found in basement suites! Suitable for CMHC financing, this 6600+ sq.ft. property boasts an upscale interior and exterior, featuring luxury vinyl flooring on the main and basement levels, plush carpeting on the second floor, and 9 ft. ceilings throughout for a spacious feel. The modern two-tone kitchen cabinets, quartz countertops, and sleek tile-finished bathrooms elevate the elegance. Built with energy efficiency in mind, this property includes triple-pane windows and solar vents, ensuring lower utility costs. A concrete parking pad will be completed for added convenience. Currently in the finishing stage, this stunning development is set for completion in July 2025 - perfect for investors looking for PREMIUM rental income potential.

Built in 2024

### Essential Information

MLS® #	E4434992
Price	\$2,249,999
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,388
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	6704 109 Street
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2A4

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Infill Property, HRV System, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Landscaped, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	87
Zoning	Zone 15

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Listing information last updated on August 2nd, 2025 at 9:02am MDT