

## \$749,000 - 16225 100a Avenue, Edmonton

MLS® #E4423566

**\$749,000**

10 Bedroom, 4.00 Bathroom, 1,974 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

INVESTOR ALERT! 4 INDIVIDUAL UNITS IN TOTAL FOR SALE on one title, situated on a CORNER LOT! 2 full side by side duplexes in Glenwood with SEPARATE ENTRANCES on both sides leading you to 2 LEGAL BASEMENT SUITES. , approved by the City of Edmonton! Currently one side of the duplex is licensed with AirBNB generating approx \$6-8k monthly. Total 6 bedrooms upstairs and 4 downstairs, with 4 full baths. Kitchens are spacious and styled as eat-ins, adjoining large living rooms. These units are situated close to a retail plaza within walking distance, restaurants, LRT/Bus stops and only 3km from WEST EDMONTON MALL! AMAZING LOCATION!! All four homes have been managed by a property management company. If you are interested in an income producing investment, or would like to live in one unit and rent the others, this may be the property you are in search of! \*\*\*Please note there are a total of 4 stoves, 4 washers, 4 dryers, 4 refridgerators, 2 built-in dishwashers (on main floor only).

Built in 1966

### Essential Information

MLS® # E4423566

Price \$749,000



|                |                     |
|----------------|---------------------|
| Bedrooms       | 10                  |
| Bathrooms      | 4.00                |
| Full Baths     | 4                   |
| Square Footage | 1,974               |
| Acres          | 0.00                |
| Year Built     | 1966                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16225 100a Avenue   |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0M2             |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | See Remarks       |
| Parking   | Rear Drive Access |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Fan-Ceiling, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Composition  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Composition  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            March 1st, 2025  
Days on Market      49  
Zoning                Zone 22

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Listing information last updated on April 19th, 2025 at 1:32pm MDT