

\$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 | 76 |
| Zoning | Zone 15 |

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Listing information last updated on July 22nd, 2025 at 7:32am MDT