

## **\$2,150,000 - 14904 109 Avenue, Edmonton**

MLS® #E4451357

**\$2,150,000**

3 Bedroom, 3.50 Bathroom, 4,806 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Don't pass on this amazing investment opportunity located in the sought-after neighbourhood of Grovenor. No corners were cut in this incredibly-built 4Plex development which is ready for you to realize your ROI immediately. Currently Managed; Fully Tenanted & Eligible for the CHMC MLI Select Program. TURN-KEY. 8 Total Suites with their own In-Suite Laundry, & includes 4 LEGAL BASEMENT SUITES (with Separate Entrances). 4 Separate Single Garages & Fully Fenced/Beautifully Landscaped. High-End UPGRADES & Modern finishings include: Quartz Countertops; Vinyl Plank Flooring; A/C; S/S Appliances - to name a few. The Upper units have 9' Main Floors featuring functional Kitchens with plenty of Cabinets & Counterspace as well as a spacious Living Rm & 1/2 Bath. The 2nd Floor has 2 Bedrooms with its own Ensuite (one has 2 sinks) & Walk-In Closet. A Laundry closet completes this floor. The Basement Suite has a gorgeous Kitchen; Living Room; Bedroom; Full Bathroom & Laundry. Fantastic location.

Built in 2023

### **Essential Information**

MLS® # E4451357

Price \$2,150,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 4,806         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14904 109 Avenue |
| Area        | Edmonton         |
| Subdivision | Grovenor         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 1M6          |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft. |
| Parking   | Quad or More Detached          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | 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 | Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 43               |
| Zoning         | Zone 21          |

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Listing information last updated on September 18th, 2025 at 12:17pm MDT