Courtesy Of Jeremy J Amyotte Of Real Broker

$849,900 - 9937 113 Street, Edmonton

MLS® #E4421128

$849,900
2 Bedroom, 2.00 Bathroom, 2,307 sqft
Single Family on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Discover a mixed-use property in a prime Downtown/Grandin location. This unique house, zoned CB2, combines professional and residential space. Features updated plumbing, electrical systems, and a reinforced foundation. The main floor, currently a medical office, includes 6 offices with plumbing, 1 without plumbing, and a reception area. Ideal for professional offices, esthetics, daycare, or other commercial uses. The upper level has a 2-bedroom loft with separate access, perfect for live-up, work-down or additional commercial space. Situated on a 50x150 lot, suitable for future redevelopment with parking for up to 8 vehicles. Handicap accessible and one block from River Valley access, within walking distance to Edmonton General Hospital and downtown amenities, including LRT station. Don't miss this rare opportunity.

Built in 1916

Essential Information

MLS® #	E4421128
Price	$849,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,307

Acres	0.00
Year Built	1916
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9937 113 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1N7

Amenities

Amenities	See Remarks
Parking Spaces	8
Parking	See Remarks

Interior

Appliances	Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Back Lane, Commercial, Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 11th, 2025
Days on Market	125

Zoning Zone 12

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Listing information last updated on June 16th, 2025 at 1:02am MDT