

# **\$1,599,000 - 16204 102 Avenue, Edmonton**

MLS® #E4440889

**\$1,599,000**

4 Bedroom, 3.50 Bathroom, 4,638 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Welcome to this GORGEOUS 4PLEX in the vibrant community of Britannia Youngstown! This MODERN, WELL-DESIGNED property is a TRUE GEM and a PRIME INVESTMENT OPPORTUNITY! Each of the 4 UNITS offers OPEN-CONCEPT living, TONS of NATURAL LIGHT, & STYLISH FINISHES. The STUNNING kitchens feature CHIC WOODEN CABINETRY, SPARKLING STAINLESS STEEL APPLIANCES, & CENTRAL ISLANDS for extra seating and functionality. Upstairs, youâ€™ll find IN-SUITE LAUNDRY, a well-appointed 4PC bath, PRIMARY BEDROOM with its own 3PC ensuite, plus 2 ADDITIONAL BEDROOMS. The FULLY DEVELOPED BASEMENTS include a 4th BEDROOM, 4PC BATH, RECREATION ROOM, UTILITY ROOM, & AMPLE STORAGEâ€”perfect for extended family or maximizing rental income. A 4-CAR DETACHED GARAGE offers great parking. Whether you're looking to HOUSE HACK, RENT ALL UNITS for POSITIVE CASH FLOW, or BUILD LONG-TERM EQUITY, this TURN-KEY PROPERTY in a high-demand location near schools, parks, shopping, and transit is a RARE FIND, investors wonâ€™t want to miss this one!

Built in 2020

## **Essential Information**



MLS® #	E4440889
Price	\$1,599,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,638
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	4PLEX
Style	2 and Half Storey
Status	Active

### Community Information

Address	16204 102 Avenue
Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0N6

### Amenities

Amenities	See Remarks
Parking	Quad or More Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	10
Zoning	Zone 21

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Listing information last updated on June 16th, 2025 at 3:32am MDT