

Courtesy Of Calvin R Hexter Of Exp Realty

## **\$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

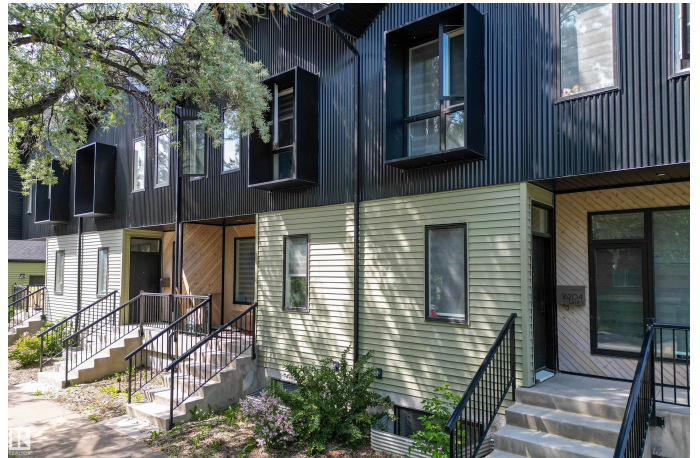
Britannia Youngstown, Edmonton, AB

### **PRIME INVESTMENT**

**OPPORTUNITY**—**STYLISH 4PLEX IN BRITANNIA YOUNGSTOWN!** This **MODERN, WELL-DESIGNED** property offers 4 **SEPARATE UNITS**, each showcasing **OPEN-CONCEPT** layouts, abundant **NATURAL LIGHT**, and **CONTEMPORARY FINISHES**. The **STUNNING** kitchens feature **CHIC WOODEN CABINETRY**, **STAINLESS STEEL APPLIANCES**, and **CENTRAL ISLANDS** for added seating and function. Upstairs, each unit offers **IN-SUITE LAUNDRY**, a 4PC bath, **PRIMARY** with 3PC **ENSUITE**, plus 2 additional bedrooms. The **FULLY DEVELOPED BASEMENTS** include a 4th **BEDROOM**, 4PC **BATH**, **REC ROOM**, utility, and storage—ideal for extended family or maximizing rental income. A 4-CAR **DETACHED GARAGE** adds convenience and value. Whether you choose to **HOUSE HACK**, **RENT ALL UNITS** for **POSITIVE CASH FLOW**, or **BUILD LONG-TERM EQUITY**, this **TURN-KEY PROPERTY** is a **RARE FIND** in a sought-after location close to schools, parks, shopping, and transit. A **FANTASTIC OPPORTUNITY** investors won't want to miss!

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	90
Zoning	Zone 21

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Listing information last updated on September 3rd, 2025 at 10:32pm MDT