

## \$2,200,000 - 11323 106 St, Edmonton

MLS® #E4446094

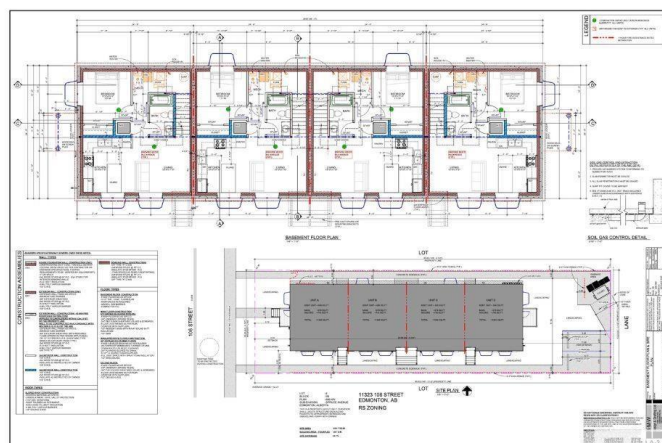
**\$2,200,000**

4 Bedroom, 3.50 Bathroom, 5,567 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Brand new 4-plex with 8 fully legal units in central Edmonton! Each main unit features 3 bedrooms, 2.5 baths, and 1,395 sq ft, plus a fully self-contained 1 bedroom, 1 bath basement suite (686 sq ft) with separate entrance and in-suite laundry. Modern finishes throughout, separate utility meters, and parking included. Projected gross rent of \$163,200/year with 5-6% cap rate potential. Ideally located near NAIT, Royal Alexandra Hospital, downtown, and major transit routes. No rent control, low property taxes, and a strong rental market make this a perfect turnkey investment. Future condo title potential. A rare opportunity for cash-flow-focused buyers in one of Canada's most landlord-friendly markets.



Built in 2025

### Essential Information

MLS® #	E4446094
Price	\$2,200,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,567
Acres	0.00

Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	11323 106 St
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2P6

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	Parking Pad Cement/Paved

### Interior

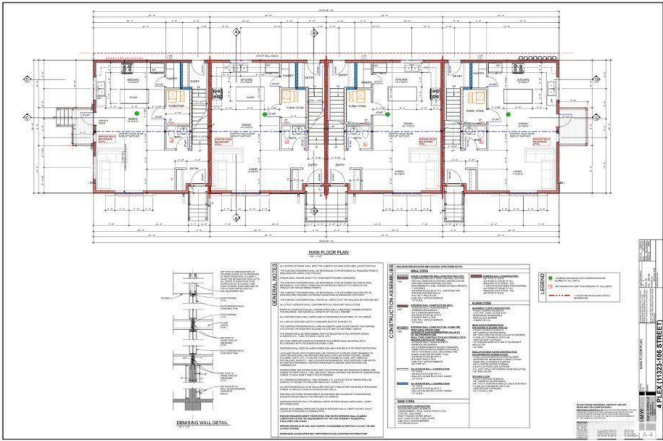
Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 5th, 2025  
Days on Market 47  
Zoning Zone 08



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Listing information last updated on August 21st, 2025 at 3:32am MDT