

## \$2,249,999 - 6704 109 Street, Edmonton

MLS® #E4434992

**\$2,249,999**

4 Bedroom, 3.50 Bathroom, 4,388 sqft  
Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Exclusive Investment Opportunity Near the UNIVERSITY OF ALBERTA! Discover this brand-new EAST facing 4PLEX with 4 legal basement suites, thoughtfully raised to maximize natural light in the lower-level unitsâ€”offering a bright and welcoming atmosphere rarely found in basement suites! Suitable for CMHC financing, this 6600+ sq.ft. property boasts an upscale interior and exterior, featuring luxury vinyl flooring on the main and basement levels, plush carpeting on the second floor, and 9 ft. ceilings throughout for a spacious feel. The modern two-tone kitchen cabinets, quartz countertops, and sleek tile-finished bathrooms elevate the elegance. Built with energy efficiency in mind, this property includes triple-pane windows and solar vents, ensuring lower utility costs. A concrete parking pad will be completed for added convenience. Currently in the finishing stage, this stunning development is set for completion in July 2025 - perfect for investors looking for PREMIUM rental income potential.

Built in 2024

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4434992    |
| Price    | \$2,249,999 |
| Bedrooms | 4           |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 4,388         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6704 109 Street      |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 2A4              |

### Amenities

|           |                                                                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Closet Organizers, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Infill Property, HRV System, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved                                                                                                                                                                             |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Wall Mount                                                                                             |
| Stories           | 3                                                                                                      |
| Has Suite         | Yes                                                                                                    |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stone, Vinyl                                                                                                        |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Metal, Stone, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                               |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 91            |
| Zoning         | Zone 15       |

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Listing information last updated on August 6th, 2025 at 4:02pm MDT