

## \$769,000 - 10742 106 Street, Edmonton

MLS® #E4450084

**\$769,000**

5 Bedroom, 4.00 Bathroom, 1,734 sqft

Single Family on 0.00 Acres

Central Mcdougall, Edmonton, AB

Discover an exceptional investment opportunity in the heart of Edmonton! This legally permitted, fully rented 4-plex, offers a turnkey solution for the savvy investor looking for immediate cash flow and long-term stability. The property has been owned by one family for the past 25 years and is exceptionally well taken care of. All units come with a fridge and stove. This beauty has one - 2 bedroom and three - 1 bedroom suites. The suites are all rented out with long term tenants. Coin operated laundry in the building. The lot size is 50X150. This investment property was built in 1960 as a legal 4-plex.

Built in 1960

### Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | E4450084        |
| Price          | \$769,000       |
| Bedrooms       | 5               |
| Bathrooms      | 4.00            |
| Full Baths     | 4               |
| Square Footage | 1,734           |
| Acres          | 0.00            |
| Year Built     | 1960            |
| Type           | Single Family   |
| Sub-Type       | 4PLEX           |
| Style          | Raised Bungalow |



Status Active

Community Information

Address 10742 106 Street  
Area Edmonton  
Subdivision Central Mcdougall  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5H 2X9

Amenities

Amenities Deck, Detectors Smoke  
Parking Single Garage Detached

Interior

Appliances Dryer, Washer, See Remarks  
Heating See Remarks  
Stories 2  
Has Suite Yes  
Has Basement Yes  
Basement Full, Finished

Exterior

Exterior Wood, Metal, Stucco  
Exterior Features Back Lane, Fenced, Flat Site  
Roof Asphalt Shingles  
Construction Wood, Metal, Stucco  
Foundation Concrete Perimeter

Additional Information

Date Listed July 28th, 2025  
Days on Market 79  
Zoning Zone 08

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