

\$2,150,000 - 14904 109 Avenue, Edmonton

MLS® #E4451357

\$2,150,000

3 Bedroom, 3.50 Bathroom, 4,806 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Don't pass on this amazing investment opportunity located in the sought-after neighbourhood of Grovenor. No corners were cut in this incredibly-built 4Plex development which is ready for you to realize your ROI immediately. Currently Managed; Fully Tenanted & Eligible for the CHMC MLI Select Program. TURN-KEY. 8 Total Suites with their own In-Suite Laundry, & includes 4 LEGAL BASEMENT SUITES (with Separate Entrances). 4 Separate Single Garages & Fully Fenced/Beautifully Landscaped. High-End UPGRADES & Modern finishings include: Quartz Countertops; Vinyl Plank Flooring; A/C; S/S Appliances - to name a few. The Upper units have 9' Main Floors featuring functional Kitchens with plenty of Cabinets & Counterspace as well as a spacious Living Rm & 1/2 Bath. The 2nd Floor has 2 Bedrooms with its own Ensuite (one has 2 sinks) & Walk-In Closet. A Laundry closet completes this floor. The Basement Suite has a gorgeous Kitchen; Living Room; Bedroom; Full Bathroom & Laundry. Fantastic location.

Built in 2023

Essential Information

MLS® # E4451357

Price \$2,150,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,806
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	14904 109 Avenue
Area	Edmonton
Subdivision	Grovenor
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1M6

Amenities

Amenities	Air Conditioner, Ceiling 9 ft.
Parking	Quad or More Detached

Interior

Interior Features	ensuite bathroom
Appliances	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	Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 6th, 2025
Days on Market	88
Zoning	Zone 21

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 1st, 2025 at 10:17pm MDT