

# \$2,249,000 - 6704 109 Street, Edmonton

MLS® #E4458010

**\$2,249,000**

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

Parkallen (Edmonton), Edmonton, AB

OCCUPANCY APPROVED! 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 units offering a bright and welcoming atmosphere rarely found in basement suites! 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, solar roof vents, 97% efficient furnace, tankless water heating etc. ensuring lower utility costs. A concrete parking pad will be completed for added convenience.



Built in 2024

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4458010    |
| Price      | \$2,249,000 |
| 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    | September 16th, 2025 |
| Days on Market | 47                   |
| Zoning         | Zone 15              |

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Listing information last updated on November 2nd, 2025 at 5:47pm MST