

# \$2,199,900 - 16006 103 Avenue, Edmonton

MLS® #E4430176

**\$2,199,900**

4 Bedroom, 3.50 Bathroom, 5,184 sqft  
Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

COMPLETING LATE 2025 is this brand new & stunning 8 unit 4Plex which is a great addition to any real estate portfolio with the ability to cash flow immediately. This property features a total 5134 sq ft and consists of 16 bedrooms & 16 bathrooms. This high end building is not your typical 4plex building & features high end finishes on the interior & exterior. Main floor features include luxury vinyl plank, designer lighting, designer plumbing, upgraded kitchen cabinets, 9 ft ceilings on the main & basement, quartz countertops throughout all floors, stainless steel appliances, & much more. All Upper floors feat. 3 bedrooms & 2 full baths & laundry. Separate entrance to the basement with 1 bed & 1 bath legal suite with full kitchen & laundry. Landscaping is included. Monthly income of \$13,200 per month make this property a ideal for the CMHC MLI SELECT program.



Built in 2025

## Essential Information

MLS® #	E4430176
Price	\$2,199,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1

Square Footage	5,184
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	16006 103 Avenue
Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 3G3

### Amenities

Amenities	Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site, Golf Nearby, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 10th, 2025  
Days on Market      94  
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 July 13th, 2025 at 6:17pm MDT