

## \$450,000 - 6204 105 Street, Edmonton

MLS® #E4457066

**\$450,000**

1 Bedroom, 2.00 Bathroom, 1,065 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

**BUILDER alert!** Highly visible 52' wide CORNER LOT in Allendale. Drive by and have a look at this excellent redevelopment opportunity, located close to schools, shopping, transit & commercial space. Currently Zoned RF3, lot size is 15.9x 33.8 (approximately 52 x 110), 530.93 square meters total with a single detached garage. NO LOCKBOX ON PROPERTY.

Built in 1958

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457066               |
| Price          | \$450,000              |
| Lease Rate     | \$16                   |
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,065                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

Address 6204 105 Street



|             |           |
|-------------|-----------|
| Area        | Edmonton  |
| Subdivision | Allendale |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T6H 2N5   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                   |
|--------------|---------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                         |
| Stories      | 2                                                 |
| Has Basement | Yes                                               |
| Basement     | Full, Finished                                    |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                               |
| Exterior Features | Corner Lot, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stucco                                                                               |
| Foundation        | Slab                                                                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 35                   |
| Zoning         | Zone 15              |

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Listing information last updated on October 15th, 2025 at 6:02am MDT