

\$1,599,000 - 16204 102 Avenue, Edmonton

MLS® #E4440889

\$1,599,000

4 Bedroom, 3.50 Bathroom, 4,638 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Welcome to this GORGEOUS 4PLEX in the vibrant community of Britannia Youngstown! This MODERN, WELL-DESIGNED property is a TRUE GEM and a PRIME INVESTMENT OPPORTUNITY! Each of the 4 UNITS offers OPEN-CONCEPT living, TONS of NATURAL LIGHT, & STYLISH FINISHES. The STUNNING kitchens feature CHIC WOODEN CABINETRY, SPARKLING STAINLESS STEEL APPLIANCES, & CENTRAL ISLANDS for extra seating and functionality. Upstairs, youâ€™ll find IN-SUITE LAUNDRY, a well-appointed 4PC bath, PRIMARY BEDROOM with its own 3PC ensuite, plus 2 ADDITIONAL BEDROOMS. The FULLY DEVELOPED BASEMENTS include a 4th BEDROOM, 4PC BATH, RECREATION ROOM, UTILITY ROOM, & AMPLE STORAGEâ€”perfect for extended family or maximizing rental income. A 4-CAR DETACHED GARAGE offers great parking. Whether you're looking to HOUSE HACK, RENT ALL UNITS for POSITIVE CASH FLOW, or BUILD LONG-TERM EQUITY, this TURN-KEY PROPERTY in a high-demand location near schools, parks, shopping, and transit is a RARE FIND, investors wonâ€™t want to miss this one!

Built in 2020

Essential Information



| | |
|----------------|-------------------|
| MLS® # | E4440889 |
| Price | \$1,599,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 4,638 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | 4PLEX |
| Style | 2 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 16204 102 Avenue |
| Area | Edmonton |
| Subdivision | Britannia Youngstown |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5P 0N6 |

Amenities

| | |
|-----------|-----------------------|
| Amenities | See Remarks |
| Parking | Quad or More Detached |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Schools, Shopping Nearby, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 72 |
| Zoning | Zone 21 |

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Listing information last updated on August 17th, 2025 at 8:47am MDT