

# \$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       148  
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 September 5th, 2025 at 10:03am MDT