

## \$2,299,980 - 15812 100a Avenue, Edmonton

MLS® #E4442532

**\$2,299,980**

4 Bedroom, 3.50 Bathroom, 5,003 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

**INVESTORS \*\* CMHC MLI INSURED!**

Welcome to this unique TENANTED GATED 8 plex in the heart of Glenwood!! A TOTAL OF 16 BEDROOMS & 14 BATHROOMS! END UNITS are bigger with additional WINDOWS!, Rare OVERSIZED LOT at 813 M2! Every unit has a COMMON area & upon entry you'll be greeted with a SPACIOUS VIBRANT open concept , kitchen is SPECTACULAR and MODERN with high cabinet ceilings, Quartz countertops, New appliances & Ample Space! UPSTAIRS youll have 3 good sized rooms, the main hallway has a 4pc bath, a Upstairs LAUNDRY that is convenient & with Extra Storage, the master bedroom has high 11 FT ceilings with a 3 PC Ensuite! Heading Downstairs from the common area, you have a FULLY FINISHED 1 Bed, 1 full bath BASEMENT SUITE, with a full extended kitchen, Big windows & A highly efficient IN-FLOOR HEATING SYSTEM! Built with Precision by MICHAEL HOMES finished in 2024, 45+ YEARS OF EXPERIENCE! Backing stony plain RD, FUTURE LRT! Next door to Medical center & a Daycare, Downtown 10 mins away! Schools are Closeby!

Built in 2024

### Essential Information

MLS® #

E4442532



|                |               |
|----------------|---------------|
| Price          | \$2,299,980   |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 5,003         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 15812 100a Avenue   |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0L8             |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Hot Water Tankless, Parking-Extra, HRV System |
| Parking   | Quad or More Detached                                                                             |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, In Floor Heat System, Electric, Natural Gas                                                                  |
| Stories           | 3                                                                                                                          |
| Has Suite         | Yes                                                                                                                        |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Finished                                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Commercial, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 94              |
| Zoning         | Zone 22         |

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Listing information last updated on September 17th, 2025 at 3:17am MDT