

## \$769,000 - 10742 106 Street, Edmonton

MLS® #E4450084

**\$769,000**

5 Bedroom, 4.00 Bathroom, 1,734 sqft

Single Family on 0.00 Acres

Central Mcdougall, Edmonton, AB

Discover an exceptional investment opportunity in the heart of Edmonton! This legally permitted, fully rented 4-plex, offers a turnkey solution for the savvy investor looking for immediate cash flow and long-term stability. The property has been owned by one family for the past 25 years and is exceptionally well taken care of. All units come with a fridge and stove. This beauty has one - 2 bedroom and three - 1 bedroom suites.

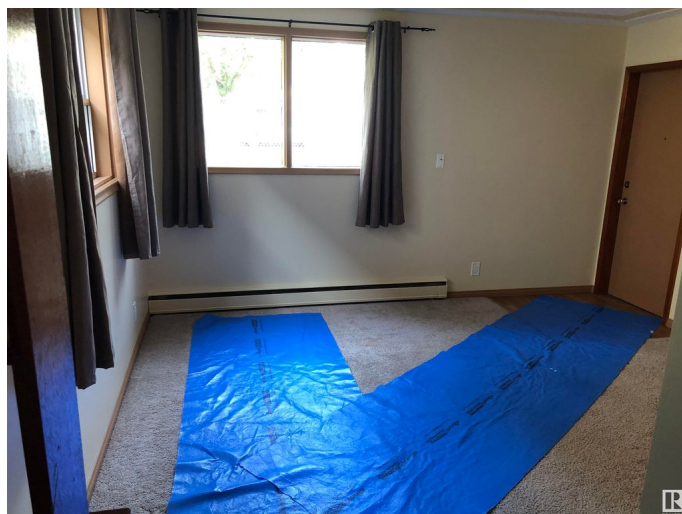
The suites are all rented out with long term tenants. Coin operated laundry in the building.

The lot size is 50X150. This investment property was built in 1960 as a legal 4-plex.

Built in 1960

### Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | E4450084        |
| Price          | \$769,000       |
| Bedrooms       | 5               |
| Bathrooms      | 4.00            |
| Full Baths     | 4               |
| Square Footage | 1,734           |
| Acres          | 0.00            |
| Year Built     | 1960            |
| Type           | Single Family   |
| Sub-Type       | 4PLEX           |
| Style          | Raised Bungalow |



Status                      Active

**Community Information**

Address                    10742 106 Street  
Area                        Edmonton  
Subdivision               Central Mcdougall  
City                         Edmonton  
County                     ALBERTA  
Province                  AB  
Postal Code               T5H 2X9

**Amenities**

Amenities                 Deck, Detectors Smoke  
Parking                    Single Garage Detached

**Interior**

Appliances                Dryer, Washer, See Remarks  
Heating                    See Remarks  
Stories                     2  
Has Suite                  Yes  
Has Basement             Yes  
Basement                  Full, Finished

**Exterior**

Exterior                   Wood, Metal, Stucco  
Exterior Features        Back Lane, Fenced, Flat Site  
Roof                        Asphalt Shingles  
Construction             Wood, Metal, Stucco  
Foundation               Concrete Perimeter

**Additional Information**

Date Listed                July 28th, 2025  
Days on Market          22  
Zoning                      Zone 08

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Listing information last updated on August 19th, 2025 at 12:32am MDT