

## **\$895,000 - 10304 119 Avenue, Edmonton**

---

MLS® #E4442087

**\$895,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

This is a gem of an investment. Located in the prime neighborhood of Westwood. Close to NAIT. Close to LRT. Easy access to Yellowhead Freeway and downtown. This is a 2.5 story wood-frame construction complex. Hot water heating system (replaced along with newer hot water tank). Complex has had numerous upgrades which include common area flooring, all units flooring, windows and patio doors. Very quiet, well maintained complex. Long term owner, self managed. Large suite size with mix of 2 x 1 bedroom and 4 x 2 bedroom units. Low vacancy. Easy to manage.



Built in 1970

### **Essential Information**

MLS® #	E4442087
Price	\$895,000
Bathrooms	0.00
Acres	0.00
Year Built	1970
Type	Multi-Family Commercial
Status	Active

### **Community Information**

Address	10304 119 Avenue
Area	Edmonton

Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0R4

### Exterior

Exterior	Wood Frame, See Remarks
Construction	Wood Frame, See Remarks

### Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	Zone 08

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 June 14th, 2025 at 11:17pm MDT