

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

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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 | 35              |
| Zoning         | Zone 08         |

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Listing information last updated on July 17th, 2025 at 1:18pm MDT