

\$1,250,000 - 6324 106 Street, Edmonton

MLS® #E4418610

\$1,250,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Allendale, Edmonton, AB

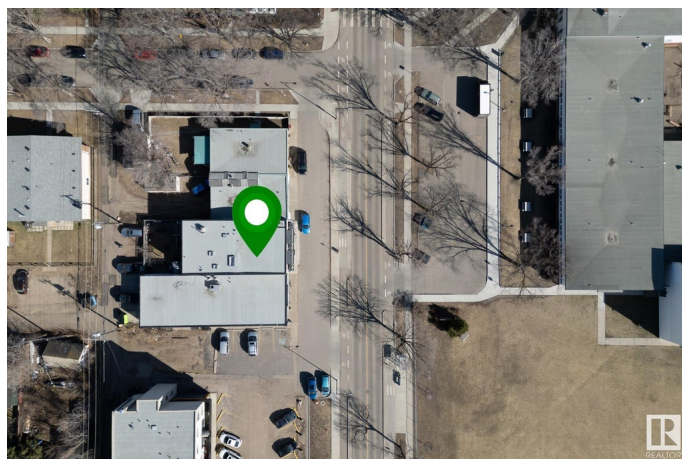
This unique mixed-use building offers 6100sqft of total space, with retail/commercial on the main and lower levels, and a fully-renovated 2100sqft upstairs apartment. Located in Allendale, across from the park and school.

The 2060sqft main floor offers wide-open retail space with large front-facing windows, plus a full kitchen and storage, with new flooring and finishes throughout. Can be split into two spaces if desired. The 1940sqft basement offers additional retail/office space with its own storefront entrance. Upstairs you'll find a renovated apartment with 2 bedrooms, 2 dens/offices and 2 full baths, plus a raised deck and multiple skylights. The kitchen and living areas offer huge windows and high-end modern finishes. Outside is a private, fenced back yard, plus parking in front and behind the building. Recent upgrades (2016): full renovations to main floor and apartment, new roof and all new heating system on all 3 levels. 400A electrical, separately metered. CN zoning allows for a variety of uses.

Built in 1954

Essential Information

MLS® #	E4418610
Price	\$1,250,000
Bathrooms	0.00



Acres	0.00
Year Built	1954
Type	Retail
Status	Active

Community Information

Address	6324 106 Street
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2V3

Exterior

Exterior	Stucco, Block, Wood Frame
Construction	Stucco, Block, Wood Frame

Additional Information

Date Listed	January 20th, 2025
Days on Market	100
Zoning	Zone 15

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Listing information last updated on April 30th, 2025 at 9:02am MDT