

Courtesy Of Jeremy J Amyotte Of Real Broker

\$899,900 - 9937 113 Street, Edmonton

MLS® #E4421141

\$899,900

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Discover a mixed-use property in a prime Downtown/Grandin location. This unique house, zoned CB2, combines professional and residential space. Features updated plumbing, electrical systems, and a reinforced foundation. The main floor, currently a medical office, includes 6 offices with plumbing, 1 without plumbing, and a reception area. Ideal for professional offices, esthetics, daycare, or other commercial uses. The upper level has a 2-bedroom loft with separate access, perfect for live-up, work-down or additional commercial space. Situated on a 50x150 lot, suitable for future redevelopment with parking for up to 8 vehicles. Handicap accessible and one block from River Valley access, within walking distance to Edmonton General Hospital and downtown amenities, including LRT station. Don't miss this rare opportunity.

Built in 1916

Essential Information

| | |
|------------|-----------|
| MLS® # | E4421141 |
| Price | \$899,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1916 |
| Type | Office |
| Status | Active |



Community Information

| | |
|-------------|---------------------|
| Address | 9937 113 Street |
| Area | Edmonton |
| Subdivision | Downtown (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 1N7 |

Exterior

| | |
|--------------|------------------|
| Exterior | Wood, Wood Frame |
| Roof | Asphalt Shingles |
| Construction | Wood, Wood Frame |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 11th, 2025 |
| Days on Market | 49 |
| Zoning | Zone 12 |

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Listing information last updated on April 1st, 2025 at 8:02pm MDT