

## \$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

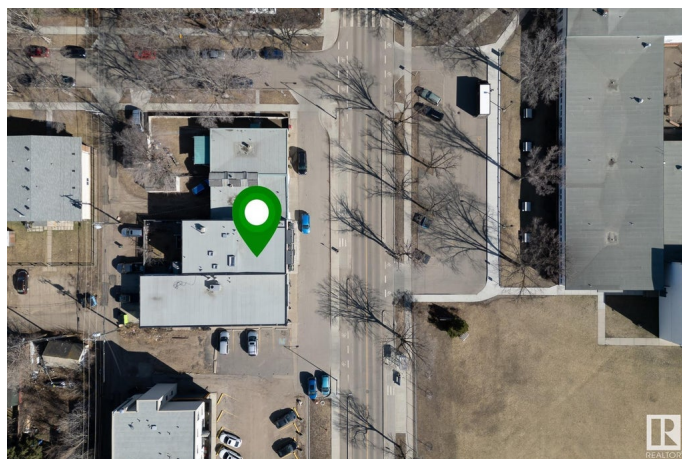
This unique mixed-use building offers 6100sqft of total space, with retail/commercial on the main and lower levels, and a fully-renovated 2100sqft upstairs apartment. Located in Allendale, across from the park and school.

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 youâ€™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	87
Zoning	Zone 15

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Listing information last updated on April 17th, 2025 at 3:32pm MDT