

\$849,900 - 9937 113 Street, Edmonton

MLS® #E4421128

\$849,900

2 Bedroom, 2.00 Bathroom, 2,307 sqft

Single Family 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® # | E4421128 |
| Price | \$849,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 2,307 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1916 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

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

Amenities

| | |
|----------------|-------------|
| Amenities | See Remarks |
| Parking Spaces | 8 |
| Parking | See Remarks |

Interior

| | |
|--------------|--|
| Appliances | Hood Fan, Refrigerator, Stove-Electric |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Back Lane, Commercial, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 11th, 2025 |
| Days on Market | 143 |

Zoning

Zone 12

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