

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

MLS® #E4418610

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

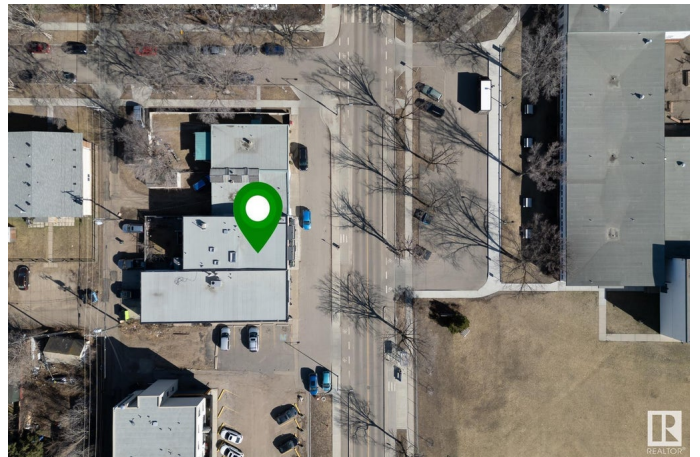
Allendale, Edmonton, AB

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 | 88                 |
| Zoning         | Zone 15            |

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Listing information last updated on April 18th, 2025 at 1:47pm MDT