

Courtesy Of Jeremy J Amyotte Of Real Broker

## \$899,900 - 9937 113 Street, Edmonton

MLS® #E4421128

**\$899,900**

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	\$899,900
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	29

## Zoning

## Zone 12

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Listing information last updated on March 12th, 2025 at 3:02pm MDT