

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	50
Zoning	Zone 12

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Listing information last updated on April 2nd, 2025 at 2:02am MDT