

# \$2,250,000 - 1-8, 10244 119 Street Nw, Edmonton

MLS® #A2227137

**\$2,250,000**

0 Bedroom, 0.00 Bathroom, 8,009 sqft

Multi-Family on 0.00 Acres

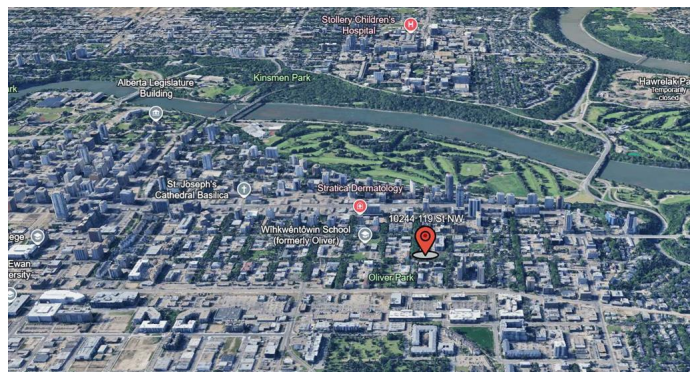
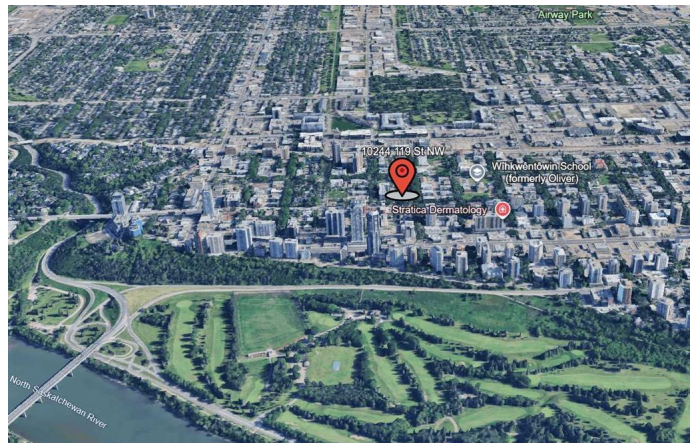
Oliver, Edmonton, Alberta

RARE FIND 8 Suite Apartment in a Premium Downtown Location!! This Custom-Built property has Underground Heated Parking and just 1 block from the Valley Line LRT Route, Brewery District, Oliver Pool, Park / Off Leash Space and a short distance to Rogers Arena Ice District. This 10/10 Turnkey Building is in Immaculate condition with a good mix of suites (2-2 bdrm/6-1 bdrm/1 batch/caretaker suite) that are very spacious plus large kitchens and living rooms, In-Suite Laundry in all units with plenty of storage. The building has secured entrances, intercom system, Security Cameras etc and each suite is separately metered plus the secured heated underground parking area comes with 8 stalls, 6 additional storage units, plus 2 exterior parking stalls in back. This is basically an original owner building leaving you with substantial room for significant rent increases to meet or exceed current market rates.

Built in 1990

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2227137     |
| Price          | \$2,250,000  |
| Bathrooms      | 0.00         |
| Square Footage | 8,009        |
| Acres          | 0.00         |
| Year Built     | 1990         |
| Type           | Multi-Family |



|          |           |
|----------|-----------|
| Sub-Type | Apartment |
| Status   | Active    |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1-8, 10244 119 Street Nw |
| Subdivision | Oliver                   |
| City        | Edmonton                 |
| County      | Edmonton                 |
| Province    | Alberta                  |
| Postal Code | T5K 1Z4                  |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                            |
| Parking        | Garage Door Opener, Heated Garage, Off Street, Parkade, Parking Pad, Enclosed |
| # of Garages   | 8                                                                             |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Open Floorplan, Vinyl Windows |
| Heating           | Boiler, Natural Gas           |
| # of Stories      | 2                             |

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 62             |
| Zoning         | RM             |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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