

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 | 51                  |
| Zoning         | Zone 12             |

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Listing information last updated on April 3rd, 2025 at 6:17pm MDT