

## \$380,000 - 1927 104 Street, Edmonton

MLS® #E4454566

**\$380,000**

1 Bedroom, 2.50 Bathroom, 1,266 sqft

Single Family on 0.00 Acres

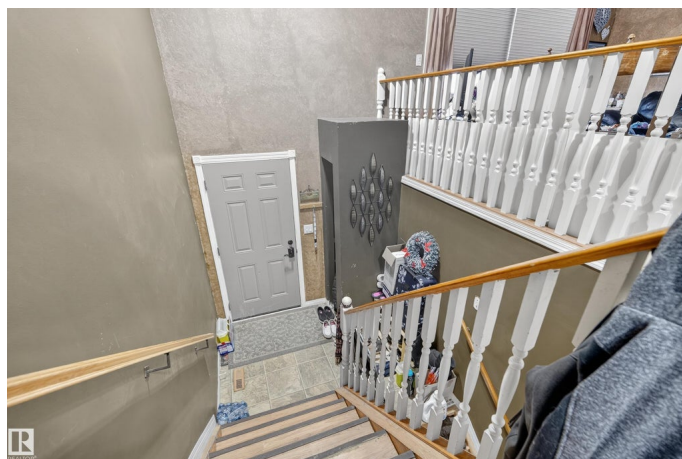
Keheewin, Edmonton, AB

Welcome to a rare investment-ready bi-level - perfectly suited for anyone seeking immediate income-generating potential OR home buyers with unique needs! Nestled in the desirable neighbourhood of Keheewin, this property features a completely renovated secondary kitchen with new appliances and a separate entrance at grade level offering living accommodations that are move-in ready. The upper level has a traditional layout and cozy feel that offers long-term tenants if the buyer wishes! The upper level has been loved for its cozy charm and steady tenancy. Whether you hope to pursue rental income now or plan to occupy the upper level, the home is a solid canvas for any buyer with a vision. The home has pex piping, a newer hot water tank, is extremely well insulated, has a new washer/dryer within 5 years - not to mention it is close to shopping centres, restaurants, public transportation and schools! Ready to capitalize on a property? Schedule a viewing today to explore this opportunity!

Built in 1983

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4454566  |
| Price    | \$380,000 |
| Bedrooms | 1         |



|                |                     |
|----------------|---------------------|
| Bathrooms      | 2.50                |
| Full Baths     | 2                   |
| Half Baths     | 1                   |
| Square Footage | 1,266               |
| Acres          | 0.00                |
| Year Built     | 1983                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bi-Level            |
| Status         | Active              |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1927 104 Street |
| Area        | Edmonton        |
| Subdivision | Keheewin        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 5M2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Microwave Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                           |
| Fireplaces        | Tile Surround                                                                                                                                                 |
| Stories           | 2                                                                                                                                                             |
| Has Suite         | Yes                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|          |                            |
|----------|----------------------------|
| Exterior | Wood, Brick, Metal, Stucco |
|----------|----------------------------|

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Brick, Metal, Stucco                                                      |
| Foundation        | Concrete Perimeter                                                              |

**Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 25th, 2025 |
| Zoning      | Zone 16           |

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Listing information last updated on August 25th, 2025 at 6:02pm MDT