

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	52
Zoning	Zone 12

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Listing information last updated on April 4th, 2025 at 5:32pm MDT