

\$1,200,000 - 6324 106 Street, Edmonton

MLS® #E4433692

\$1,200,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

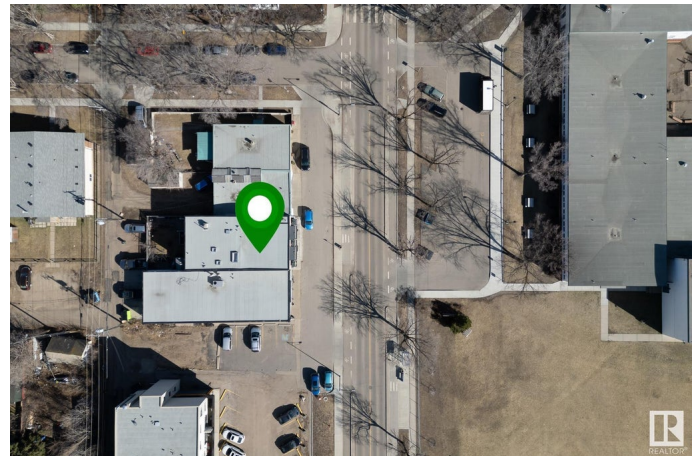
Allendale, Edmonton, AB

This unique mixed-use building offers 6100sqft of total space, with retail/commercial on the main and lower levels, and a fully-renovated 2100sqft upstairs apartment. Located in Allendale, across from the park and school. The 2060sqft main floor offers wide-open retail space with large front-facing windows, plus a full kitchen and storage, with new flooring and finishes throughout. Can be split into two spaces if desired. The 1940sqft basement offers additional retail/office space with its own storefront entrance. Upstairs youâ€™™ll find a renovated apartment with 2 bedrooms, 2 dens/offices and 2 full baths, plus a raised deck and multiple skylights. The kitchen and living areas offer huge windows and high-end modern finishes. Outside is a private, fenced back yard, plus parking in front and behind the building. Recent upgrades (2016): full renovations to main floor and apartment, new roof and all new heating system on all 3 levels. 400A electrical, separately metered. CN zoning allows for a variety of uses.

Built in 1954

Essential Information

| | |
|-----------|-------------|
| MLS® # | E4433692 |
| Price | \$1,200,000 |
| Bathrooms | 0.00 |



| | |
|------------|--------|
| Acres | 0.00 |
| Year Built | 1954 |
| Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 6324 106 Street |
| Area | Edmonton |
| Subdivision | Allendale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 2V3 |

Exterior

| | |
|--------------|---------------------------|
| Exterior | Stucco, Block, Wood Frame |
| Roof | Flat Roof |
| Construction | Stucco, Block, Wood Frame |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 72 |
| Zoning | Zone 15 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 12th, 2025 at 2:32pm MDT