

Courtesy Of David G Parker Of Northfield Commercial

## \$765,000 - 6704 131a Avenue, Edmonton

MLS® #E4452115

**\$765,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Balwin, Edmonton, AB

Welcome to Ace Manor! This is a six-suite apartment building is located at 6704 - 131A Avenue in Edmonton, Alberta, in the neighborhood of Balwin. It is a two and a half story walk-up, wood-frame construction building with balconies. It was built in 1971. Parking is surface and gravel. The suite mix is 1 one-bedroom suite and 5 two-bedroom suites. Newer roof, windows, balconies and patio doors.

Built in 1968

### Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4452115                |
| Price      | \$765,000               |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1968                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6704 131a Avenue |
| Area        | Edmonton         |
| Subdivision | Balwin           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |



Postal Code            T5C 1Z6

**Exterior**

Exterior                Wood Frame  
Construction          Wood Frame

**Additional Information**

Date Listed            August 6th, 2025  
Days on Market      10  
Zoning                 Zone 02

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 August 16th, 2025 at 2:17pm MDT