

## \$2,495,000 - N/A, Edmonton

MLS® #E4441392

**\$2,495,000**

1 Bedroom, 0.00 Bathroom, 5,611 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

FANTASTIC CMHC MLI SELECT OPPORTUNITY. ALL 9 units SEPARATELY METERED. FOURPLEX with LEGAL BASMENT SUITES and a 2 bedroom GARAGE SUITE in popular INGLEWOOD Location. 9 UNITS IN TOTAL. This four-plex has APX. 1200 SQ.FT with 3 bdrms ABOVE GRADE. FULLY-FINISHED BASEMENTS with an add'l 582 SQ. FT with 1 bdrm. Private separate access to all basements from the exterior. 2 BEDROOM GARAGE SUITE with Apx 800 sq.ft. TOTAL OF 18 BEDROOMS. 4 SINGLE Car Garages. Exceptional attention to detail and construction quality. Acoustic insulation between units and floors. Tons of UPGRADES: Quartz countertops with upgraded Quartz full-height backsplash and upgraded Quartz waterfall island in main kitchen, Custom cabinetry and pantry has ample storage, upgraded appliances, upgraded plumbing fixtures, high-efficiency hot water tanks, 9' main floor and basements. Extensive money spent on exterior details including IKO Cambridge shingles with 25-30 year life.

Built in 2025

### Essential Information

MLS® #	E4441392
Price	\$2,495,000



Bedrooms	1
Bathrooms	0.00
Square Footage	5,611
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0E9

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Walkout Basement, Natural Gas Stove Hookup
Parking	Quad or More Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Oven-Microwave, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Corner Lot, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation Concrete Perimeter

### Additional Information

Date Listed June 9th, 2025

Days on Market 23

Zoning Zone 07



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 2nd, 2025 at 1:02pm MDT