

\$2,350,000 - 9634 157 Street, Edmonton

MLS® #E4441779

\$2,350,000

10 Bedroom, 11.50 Bathroom, 5,418 sqft
Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

16 beds/16 baths. Don't miss this exceptional 4-plex investment opportunity in Edmonton, meticulously crafted by experienced infill builders. Each of the four legal suites includes a spacious 3-bed, 2.5-bath main unit plus a 1-bed, 1-bath legal basement suite—totaling 16 bedrooms & 16 bathrooms across 5,400+ sqft of above-grade living space. Currently under construction with a fall/winter 2025 closing, this property qualifies for the CMHC MLI Select Program & delivers projected monthly rents of \$13,600+/- (exc. utilities), capitalizing on Alberta's booming rental market. Premium upgrades elevate every unit: floor-ceiling cabinets, s/steel appliances, quartz countertops, 9' ceilings, & oversized windows. The versatile basement suites are perfect for long-term tenants or high-earning Airbnb stays. Located mins from future LRT, schools, West Edmonton Mall, Misericordia Hospital, & downtown, this turnkey asset combines luxury, cash flow, and convenience. Act now—this high-CAP RATE property won't last long!



Built in 2025

Essential Information

MLS® # E4441779
Price \$2,350,000

| | |
|----------------|---------------|
| Bedrooms | 10 |
| Bathrooms | 11.50 |
| Full Baths | 11 |
| Half Baths | 1 |
| Square Footage | 5,418 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | 4PLEX |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 9634 157 Street |
| Area | Edmonton |
| Subdivision | Glenwood (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5P 2T2 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Smoking Home, Parking-Extra |
| Parking | Quad or More Detached, Single Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Microwave Hood Fan, Dryer-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 18 |
| Zoning | Zone 22 |

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Listing information last updated on June 29th, 2025 at 6:47pm MDT