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

MLS® #E4441392

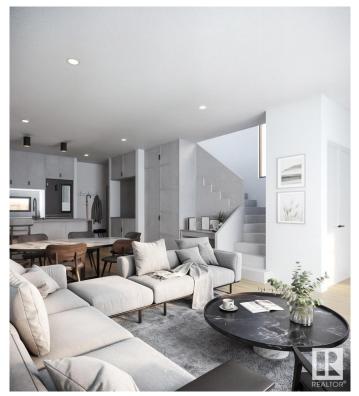
\$2,495,000

1 Bedroom, 0.00 Bathroom, 5,611 sqft Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Presale completion expected approximately May 2026. FANTASTIC CMHC MLI SELECT **OPPORTUNITY. ALL 9 units SEPARATELY** METERED. FOURPLEX with LEGAL **BASMENET 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 fromn 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
Туре	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		
Deulsian	Que d'an Mana Data de d		

Parking Quad or More Detached

Interior

Appliances	Dishwasher-Built-In,	Dryer,	Hood	Fan,	Microwave	Hood	Fan,
	Oven-Microwave, Stov	ve-Electr	ic, Wasł	ner			
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

ConstructionWood, Brick, StuccoFoundationConcrete Perimeter

Additional Information

Date ListedJune 9th, 2025Days on Market53ZoningZone 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 August 1st, 2025 at 7:17pm MDT