

## \$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 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 | 55             |
| Zoning         | Zone 07        |



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Listing information last updated on August 3rd, 2025 at 7:32am MDT