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

MLS® #E4441392

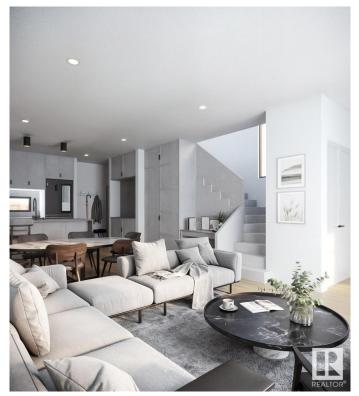
#### \$2,495,000

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		
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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 Market55ZoningZone 07



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