# \$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 suiteâ€"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 nowâ€"this high-CAP RATE property won't last long!



#### **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 140

Zoning Zone 22

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