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

MLS® #E4441392

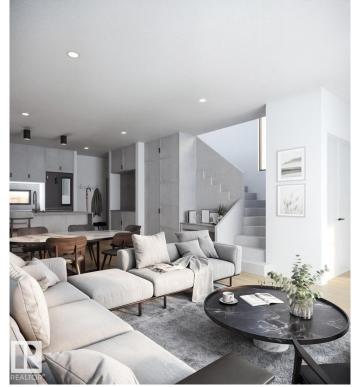
## \$2,495,000

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'I 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. 3 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

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 Triple Garage 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 79

Zoning Zone 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 27th, 2025 at 4:17am MDT