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

MLS® #E4441392

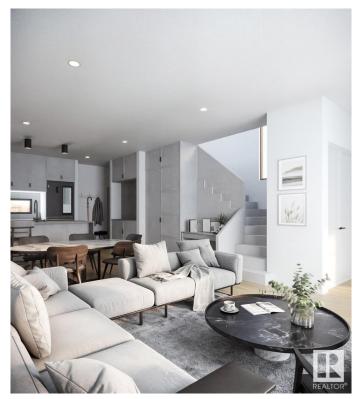
#### \$2,495,000

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

Inglewood (Edmonton), Edmonton, AB

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
- 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	25
Zoning	Zone 07



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Listing information last updated on July 4th, 2025 at 2:18pm MDT