

## **\$2,299,900 - 10011 162 Street, Edmonton**

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MLS® #E4426894

**\$2,299,900**

4 Bedroom, 3.50 Bathroom, 4,388 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Prime Investment Opportunity: Unique Four-Plex w/ 8 units, offering a total of 14 bedrooms & 16 bathrooms. This impressive multi-family property offers a distinctive layout designed for flexibility & strong income potential. The building features 4 main (above-grade) units & an additional 4 legal basement suites—all w/ separate entrances. The open concept main floor features a generous kitchen w/ an inviting dining area. The living room has a electric f/p. A 2pce bath completes the main floor. The 2nd floor of each end unit has 3 spacious bedrooms & 2 full baths. The inside units have 2 primary bedrooms each w/ their own ensuite. Each basement suite features a living room, full kitchen, bedroom & a 4pce bath w/ their own separate entrance, ensuring privacy and independent rental potential. Each unit has a single detached garage. Close to shopping, transit & schools. Whether you're searching for a turnkey rental income investment or a versatile space for multi-generational living, this property stands out!



Built in 2025

### **Essential Information**

MLS® #	E4426894
Price	\$2,299,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,388
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	10011 162 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 3L5

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Oven-Microwave, Dryer-T Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior



Exterior	Wood, Metal, Vinyl, Stucco
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 21st, 2025
Days on Market	162
Zoning	Zone 22

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