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

MLS® #E4441392

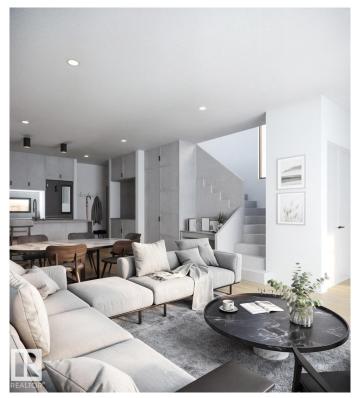
#### \$2,495,000

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       | 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 Triple Garage Detached

## Interior

| Appliances   | Dishwasher-Built-In,                   | Dryer, | Hood | Fan, | Microwave | Hood | Fan, |
|--------------|--|--------|------|------|-----------|------|------|
|              | Oven-Microwave, Stove-Electric, Washer |        |      |      |           |      |      |
| Heating      | Forced Air-1, Natural G                | Sas    |      |      |           |      |      |
| 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 Market82ZoningZone 07



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Listing information last updated on August 30th, 2025 at 5:17am MDT