# \$2,200,000 - 14807 98 Avenue, Edmonton

MLS® #E4445216

#### \$2,200,000

5 Bedroom, 3.50 Bathroom, 4,284 sqft Single Family on 0.00 Acres

Crestwood, Edmonton, AB

Corner Lot. Total 7 Units townhouse in Crestwood for multi-family Investors - great rental portfolio!! High-end "Crestwood" community. Estimated to complete in August, 2026. The 7 units townhouse has 3 Upper units + 3 basement units + 1 garage suite. Total 17 bedrooms, 16 full baths & 3 half-baths. The Upper unit each has 3 beds, 2.5 baths. The basement unit each has 2 bed and 1 bath. Garage suite has a 2 beds & 1 bath. The property is projected to generate approximately \$156,600 in annual gross rent and cap rate of 4.75%. Fully finished and equipped with all appliances and landscaping. Photos are 3D rendering for illustration purpose only. The Project is qualified for CMHC MLI Select program.

Built in 2025

#### **Essential Information**

MLS® # E4445216 Price \$2,200,000

Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1

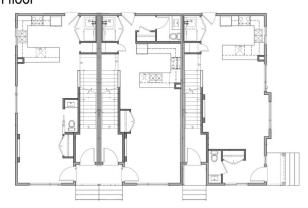
Square Footage 4,284

Acres 0.00





Main floor



Year Built 2025

Single Family Type

Sub-Type Tri-Plex Style 2 Storey Status Active

# **Community Information**

Address 14807 98 Avenue

Area Edmonton Subdivision Crestwood City Edmonton County **ALBERTA** 

Province AB

Postal Code T5N 0H1

#### **Amenities**

**Amenities** Ceiling 9 ft., 9 ft. Basement Ceiling

Single Garage Detached **Parking** 

## Interior

**Interior Features** ensuite bathroom

**Appliances** Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

**Stories** 3 Has Suite Yes Has Basement Yes

Basement Full, Finished

### **Exterior**

Wood, Vinyl Exterior Exterior Features See Remarks Roof **Asphalt Shingles** 

Construction Wood, Vinyl

Concrete Perimeter Foundation

## **Additional Information**

Date Listed June 30th, 2025

Days on Market 12

# Zoning Zone 10

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Listing information last updated on July 12th, 2025 at 8:32am MDT