

## \$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<br>Oven-Microwave, Dryer-T<br>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 | 170              |
| Zoning         | Zone 22          |

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Listing information last updated on September 7th, 2025 at 7:02pm MDT