

\$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 BASMENT 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 from 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
Type	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	54
Zoning	Zone 07



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 1:02pm MDT