

## \$1,999,900 - 9607 72 Avenue, Edmonton

MLS® #E4456170

**\$1,999,900**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Hazeldean, Edmonton, AB

A RARE INVESTMENT OPPORTUNITY IN THE HEART OF HAZELDEAN, Edmonton's favourite community! Nest Infills presents this ONE-OF-A-KIND modern 8-UNIT PRE-CONSTRUCTION development steps from the vibrant Ritchie Market and scenic Mill Creek Ravine Pathway System. Built for the investor, this mix includes 4 two-bed/1.5 bath units, and 4 one-bed/1 bath basement units. SMART, ENERGY-EFFICIENT SYSTEMS keep operating costs as low as \$95/mth, with superior insulation slashing winter utilities. Interiors feature QUARTZ counters, custom cabinetry, designer lighting, HRV, on-demand hot water, A/C installed, and smart tech including keyless entry & built-in WiFi. Landscaped green space, and select front porches enhance tenant experience. In Edmonton's most walkable, high-demand neighbourhood modern living engineered for maximum ROI.

Built in 2025

### Essential Information

MLS® #	E4456170
Price	\$1,999,900
Bathrooms	0.00
Acres	0.00



Year Built	2025
Type	Multi-Family Commercial
Status	Active

### Community Information

Address	9607 72 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0Y7

### Exterior

Exterior	Wood Frame
Construction	Wood Frame

### Additional Information

Date Listed	September 4th, 2025
Days on Market	2
Zoning	Zone 17

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Listing information last updated on September 6th, 2025 at 1:02am MDT