\$2,350,000 - 9634 157 Street, Edmonton

MLS® #E4441779

\$2,350,000

10 Bedroom, 11.50 Bathroom, 5,418 sqft Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

16 beds/16 baths.Don't miss this exceptional 4-plex investment opportunity in Edmonton, meticulously crafted by experienced infill builders. Each of the four legal suites includes a spacious 3-bed, 2.5-bath main unit plus a 1-bed, 1-bath legal basement suiteâ€"totaling 16 bedrooms & 16 bathrooms across 5,400+ sqft of above-grade living space. Currently under construction with a fall/winter 2025 closing, this property qualifies for the CMHC MLI Select Program & delivers projected monthly rents of \$13,600+/-(exc.utilities), capitalizing on Alberta's booming rental market. Premium upgrades elevate every unit: floor-ceiling cabinets, s/steel appliances, quartz countertops, 9' ceilings, & oversized windows. The versatile basement suites are perfect for long-term tenants or high-earning Airbnb stays. Located mins from future LRT, schools, West Edmonton Mall, Misericordia Hospital, & downtown, this turnkey asset combines luxury, cash flow, and convenience. Act nowâ€"this high-CAP RATE property won't last long!



Essential Information

MLS® # E4441779 Price \$2,350,000



Bedrooms 10

Bathrooms 11.50

Full Baths 11

Half Baths 1

Square Footage 5,418

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type 4PLEX
Style 2 Storey
Status Active

Community Information

Address 9634 157 Street

Area Edmonton

Subdivision Glenwood (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5P 2T2

Amenities

Amenities Ceiling 9 ft., Detectors Smoke, No Smoking Home, Parking-Extra

Parking Quad or More Detached, Single Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Microwave Hood Fan, Dryer-Two, Stoves-Two, Washers-Two,

Dishwasher-Two

Heating Forced Air-1, In Floor Heat System, Natural Gas

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 11th, 2025

Days on Market 146

Zoning Zone 22

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