

# \$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 suite—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 now—this high-CAP RATE property won't last long!



Built in 2025

## 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 100  
Zoning Zone 22

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