

\$2,350,000 - 9634 157 St Nw, Edmonton

MLS® #E4441779

\$2,350,000

10 Bedroom, 12.00 Bathroom, 5,418 sqft
Single Family

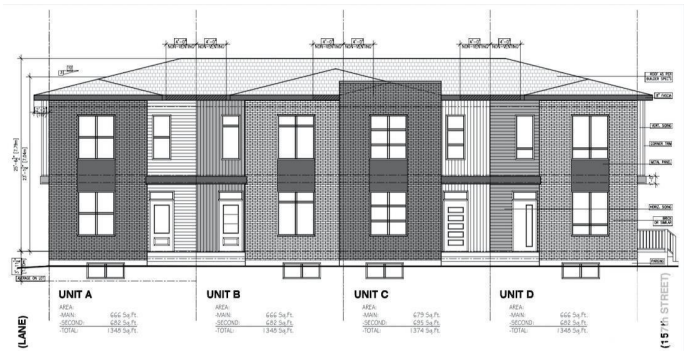
Glenwood (Edmonton), Edmonton, Alberta

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! (id:6289)

Built in 2025

Essential Information

Listing #	E4441779
Price	\$2,350,000
Bedrooms	10



Bathrooms	12.00
Half Baths	1
Square Footage	5,418
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9634 157 St Nw
Subdivision	Glenwood (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T5P2T2

Amenities

Amenities	Playground, Schools, Shopping, Ceiling - 9ft
Features	No Smoking Home
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Microwave Range Hood Combo, Dryer, Two stoves, Two Washers, Dishwasher
Heating	Forced air, In Floor Heating
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Exp Realty
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Listing information last updated on October 16th, 2025 at 8:16pm MDT