

\$2,775,000 - 9408 Holyrood Rd Nw, Edmonton

MLS® #E4455541

\$2,775,000

9 Bedroom, 12.00 Bathroom, 6,032 sqft

Single Family on 0.25 Acres

Holyrood, Edmonton, Alberta

This purpose-built 4-plex with 8 legal rental suites is under construction and designed to MLI Select standards for efficiency and long-term value. Located two blocks from the LRT and directly across from a park in a quiet cul-de-sac, this is a rare opportunity for investors. The building is constructed with steel framing, ICF foundation, insulated slab, high-efficiency windows, and hardy board exterior with 30-year shingles. Interiors feature vinyl plank flooring (no carpet) and quality finishes throughout. Unit Mix: Basement Suites (4): 2 bedrooms, 1 bath, electric baseboard heating. Upper Units (4): 3 bedrooms, 2.5 baths, open concept kitchen & dining. Additional highlights include full landscaping, fenced yard, insulated/drywalled 4-car garage, 4 surface parking stalls, and potential for extra parking revenue. A smart, durable, and efficient multi-family investment in a growing, transit-connected location. (id:6289)



Built in 2025

Essential Information

Listing #	E4455541
Price	\$2,775,000
Bedrooms	9
Bathrooms	12.00
Square Footage	6,032
Acres	0.25
Year Built	2025

Type	Single Family
Sub-Type	Freehold

Community Information

Address	9408 Holyrood Rd Nw
Subdivision	Holyrood
City	Edmonton
Province	Alberta
Postal Code	T6C4C4

Amenities

Amenities	Playground, Public Transit, Schools, Shopping, Ski hill, Ceiling - 9ft
Features	Cul-de-sac, Private setting, See remarks, Lane, Closet Organizers
Parking	Detached Garage
# of Garages	1

Interior

Appliances	See remarks
Heating	Forced air
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Liv Real Estate
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