

\$2,495,000 - 11306 123 St, Edmonton

MLS® #E4441393

\$2,495,000

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

Inglewood (Edmonton), Edmonton, AB

FANTASTIC CMHC MLI SELECT OPPORTUNITY. ALL 9 units SEPARATELY METERED. FOURPLEX with LEGAL BASMENET SUITES and a 2 bedroom GARAGE SUITE in popular INGLEWOOD Location. 9 UNITS IN TOTAL. This four-plex has APX. 1200 SQ.FT with 3 bdrms ABOVE GRADE. FULLY-FINISHED BASEMENTS with an add'l 582 SQ. FT with 1 bdrm. Private separate access to all basements fromn the exterior. 2 BEDROOM GARAGE SUITE with Apx 800 sq.ft. TOTAL OF 18 BEDROOMS. 4 SINGLE Car Garages. Exceptional attention to detail and construction quality. Acoustic insulation between units and floors. Tons of UPGRADES: Quartz countertops with upgraded Quartz full-height backsplash and upgraded Quartz waterfall island in main kitchen, Custom cabinetry and pantry has ample storage, upgraded appliances, upgraded plumbing fixtures, high-efficiency hot water tanks, 9' main floor and basements . Extensive money spent on exterior details including IKO Cambridge shingles with 25-30 year life.

Built in 2025

Essential Information

MLS® #	E4441393
Price	\$2,495,000



Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Multi-Family Commercial
Status	Active

Community Information

Address	11306 123 St
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0E9

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	June 9th, 2025
Days on Market	24
Zoning	Zone 07

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Listing information last updated on July 3rd, 2025 at 7:32am MDT