

# \$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 | 4               |
| Zoning         | Zone 22         |

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Listing information last updated on June 15th, 2025 at 5:02pm MDT