

## \$3,199,000 - N/A, Edmonton

MLS® #E4443659

**\$3,199,000**

1 Bedroom, 1.00 Bathroom, 9,199 sqft

Single Family on 0.00 Acres

Jasper Park, Edmonton, AB

INVESTORS ALERT!!!! Incredible 4-Plex featuring 8, two-storey units with separate addresses and of comparable sizes(1121-1180 Square Ft each) furnishing combined living area of about 9200 Square Ft. Adjacent to New LRT and big new medical services building. CMHC MLI SELECT PROGRAM is an option for qualified buyers. Projected income of \$206K, netting about \$160K. 4 single detached garages is another plus for the buyers and the tenants alike. Expected completion date of the project is Sep 30, 2025, giving sufficient time for the buyers to opt upgrades and as well getting approval from CMHC. Hurry up!

Built in 2025

### Essential Information

MLS® #	E4443659
Price	\$3,199,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	9,199
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX



Style	3 Storey
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Jasper Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 4T1

### Amenities

Amenities	Detectors Smoke, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Euro Washer/Dryer Combo, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Paved Lane, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 20th, 2025
Days on Market	68
Zoning	Zone 22

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