# \$2,495,000 - 10545 150 Street, Edmonton

MLS® #E4427245

#### \$2,495,000

4 Bedroom, 3.50 Bathroom, 4,809 sqft Single Family on 0.00 Acres

Canora, Edmonton, AB

9PLEX THAT IS AVAILABLE FOR CMHC MLI SELECT PROGRAM! That's right, 4 suites above grade, 4 basement suites and a 690 sqft 2 bed suite over the 4 car garage! The project has a projected rental income of about \$180,000 annually. This development offers a great rental mix, with the upper units having 3 beds, the basement units all 1 beds and above the garage being a 2 bed suite. Located on a large 50'x146' corner lot that backs a pocket park with walking trail. It also boasts easy access to downtown Edmonton, the Yellowhead and West Edmonton. Steps to transit, parks, shopping and schools makes this the perfect addition to anyones portfolio. Architecturally designed and includes 18 bedrooms, 17 bathrooms and 4 car detached garages. Possession estimated in 10 months. \*Full landscaping included!





Built in 2025

#### **Essential Information**

MLS® #	E4427245
Price	\$2,495,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,809

Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

## **Community Information**

10545 150 Street
Edmonton
Canora
Edmonton
ALBERTA
AB
T5P 1P9

## Amenities

Amenities	Ceiling 9 ft.
Parking	Quad or More Detached

### Interior

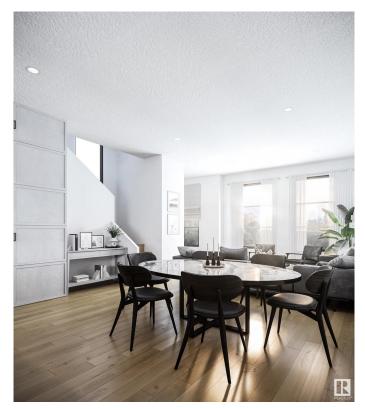
Interior Features	ensuite bathroom		
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan,		
	Refrigerator, Stove-Electric, Stove-Gas, Washer, Window Coverings		
Heating	Forced Air-2, Natural Gas		
Stories	3		
Has Suite	Yes		
Has Basement	Yes		
Basement	Full, Finished		

#### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Flat Site, Playground Nearby, Public Transportation,
	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	84
Zoning	Zone 21



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Listing information last updated on June 15th, 2025 at 9:31pm MDT