

\$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

Presale completion expected May 2026.
FANTASTIC CMHC MLI SELECT
OPPORTUNITY. ALL 9 units SEPARATELY
METERED. FOURPLEX with LEGAL
BASEMENT 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 from 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 | 54 |
| Zoning | Zone 07 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 3:02pm MDT