

## \$2,295,800 - 9632 159 Street, Edmonton

MLS® #E4449427

**\$2,295,800**

3 Bedroom, 3.50 Bathroom, 4,326 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Amazing Opportunity to add this stunning High End 8 unit project to your rental portfolio. This 4plex with legal basement suites is accompanied by a 3 single car garage to maximize your cashflow. All units are thoughtfully designed with an open main floor layout featuring LVP flooring, Quartz countertops, SS appliances, Designer lighting package and conveniently tucked away powder room. Upstairs each unit offers 2 master bedrooms with full ensuite baths and laundry. The basement suite with its own entrance offers another living space with full kitchen, living room, laundry and full bath. Total of 12 bedrooms and 16 bathrooms. Projected gross income of \$190k/yr and eligible for CMHC MLI Select financing. This property comes fully landscaped. It is perfectly located close to transportation, future LRT station, schools/parks, DT, and all your shopping needs.



Built in 1954

### Essential Information

MLS® #	E4449427
Price	\$2,295,800
Bedrooms	3
Bathrooms	3.50
Full Baths	3

Half Baths	1
Square Footage	4,326
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### **Community Information**

Address	9632 159 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 2Z2

### **Amenities**

Amenities	See Remarks
Parking	See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 24th, 2025

Days on Market 2

Zoning Zone 22

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Listing information last updated on July 26th, 2025 at 7:47pm MDT