

\$2,275,000 - 9636 157 Street, Edmonton

MLS® #E4438494

\$2,275,000

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® # E4438494
Price \$2,275,000

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	9636 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	May 26th, 2025
Days on Market	12
Zoning	Zone 22

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Listing information last updated on June 7th, 2025 at 8:02am MDT