

# \$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
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### **Community Information**

Address	10545 150 Street
Area	Edmonton
Subdivision	Canora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	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 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
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Days on Market 11

Zoning Zone 21

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Listing information last updated on April 4th, 2025 at 11:02am MDT