# \$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!



## **Essential Information**

MLS® # E4427245 Price \$2,495,000

Bedrooms 4

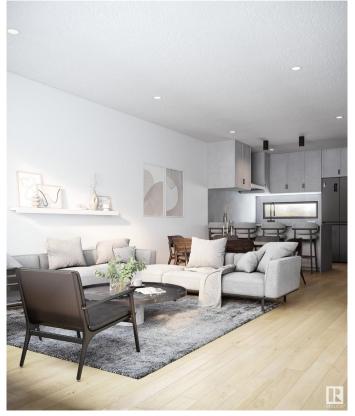
Bathrooms 3.50

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 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

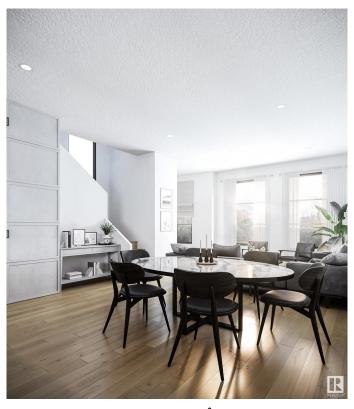
Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 24th, 2025

Days on Market 82

Zoning Zone 21



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Listing information last updated on June 14th, 2025 at 1:47pm MDT