

# \$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 |
|-------------|------------------|

Days on Market 11

Zoning Zone 21

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 April 4th, 2025 at 8:32am MDT