

# \$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	14
Zoning	Zone 22

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 June 9th, 2025 at 2:47am MDT