

\$1,100,000 - 9341 95 Street, Edmonton

MLS® #E4420599

\$1,100,000

3 Bedroom, 4.00 Bathroom, 2,562 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Prime 4-Plex Investment Opportunity in the Heart of Edmonton! Don't miss out on this exceptional income-generating property located just mins from downtown Edmonton. This beautifully maintained 4-plex sits on a 8,630 sq. ft. lot with a well-appointed 5,124 sq. ft. of living space (2,562 sq. ft. above grade), offering a smart, long-term investment in Edmonton's thriving 2025 real estate market. The property features 3 spacious 3-bdrm suites & 1 2-bdrm suite, each with in-suite laundry for added tenant convenience. Recent, high-quality upgrades incl a brand-new boiler, modern windows, roof, fascia, soffits & fully renovated lower units with stylish, modern finishes. These updates, alongside electrical upgrades, ensure low-maintenance ownership & steady cash flow for years to come. The upper units offer scenic balconies & electric A/C units for comfort year-round. Outdoors, the property includes an oversized dbl garage, ample street & on-site parking & a large, fenced yard—a great feature for families.

Built in 1971

Essential Information

| | |
|----------|-------------|
| MLS® # | E4420599 |
| Price | \$1,100,000 |
| Bedrooms | 3 |



| | |
|----------------|---------------|
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,562 |
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Single Family |
| Sub-Type | 4PLEX |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9341 95 Street |
| Area | Edmonton |
| Subdivision | Bonnie Doon |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 3X1 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|------------------------|
| Appliances | See Remarks |
| Heating | Hot Water, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|--------------------|
| Date Listed | February 5th, 2025 |
|-------------|--------------------|

Days on Market 71

Zoning Zone 18

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 17th, 2025 at 2:02pm MDT