

\$2,495,000 - 11306 123 St, Edmonton

MLS® #E4441393

\$2,495,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Presale completion expected May 2026.
FANTASTIC CMHC MLI SELECT
OPPORTUNITY. ALL 9 units SEPARATELY
METERED. FOURPLEX with LEGAL
BASEMENT SUITES and a 2 bedroom
GARAGE SUITE in popular INGLEWOOD
Location. 9 UNITS IN TOTAL. This four-plex
has APX. 1200 SQ.FT with 3 bdrms ABOVE
GRADE. FULLY-FINISHED BASEMENTS with
an add'l 582 SQ. FT with 1 bdrm. Private
separate access to all basements from the
exterior. 2 BEDROOM GARAGE SUITE with
Apx 800 sq.ft. TOTAL OF 18 BEDROOMS. 3
SINGLE Car Garages. Exceptional attention to
detail and construction quality. Acoustic
insulation between units and floors. Tons of
UPGRADES: Quartz countertops with
upgraded Quartz full-height backsplash and
upgraded Quartz waterfall island in main
kitchen, Custom cabinetry and pantry has
ample storage, upgraded appliances,
upgraded plumbing fixtures, high-efficiency hot
water tanks, 9' main floor and basements .
Extensive money spent on exterior details
including IKO Cambridge shingles with 25-30
year life.

Built in 2025

Essential Information

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Price	\$2,495,000
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Multi-Family Commercial
Status	Active

Community Information

Address	11306 123 St
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0E9

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	June 9th, 2025
Days on Market	77
Zoning	Zone 07

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Listing information last updated on August 25th, 2025 at 3:02pm MDT