

\$2,999,999 - 10331 135 Street, Edmonton

MLS® #E4414388

\$2,999,999

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Glenora, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain add'l info. This high-end 4-plex with 4 legal suites is situated in one of Edmonton's most desirable and prestigious neighbourhoods. Located 50 meters from the LRT station, it offers unparalleled convenience, especially during the winter months, and is steps away from The Columbian Coffee and Vies for Pies. This project qualifies for CMHC MLI Select, providing attractive financing options. It features 12 bedrooms and 14 bathrooms, with each main-level and 2nd-floor unit consisting of two large bedrooms with ensuites, while the basement suites include spacious one-bedroom layouts with high-end kitchens, stylish bathrooms, and in-suite laundry. Additional features include four single detached garages, separate walkouts for basement suites, premium finishes throughout, and a fully landscaped and fenced property. With a projected income of \$215K+ annually and based on a 5.5% cap rate, this property offers significant potential



Essential Information

| | |
|-----------|-------------|
| MLS® # | E4414388 |
| Price | \$2,999,999 |
| Bathrooms | 0.00 |

| | |
|----------|-----------------|
| Acres | 0.00 |
| Type | Single Family |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 10331 135 Street |
| Area | Edmonton |
| Subdivision | Glenora |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5N 2C4 |

Exterior

| | |
|-------------------|--|
| Exterior Features | Back Lane, Park/Reserve, Paved Lane, Schools, Shopping Nearby, See Remarks |
|-------------------|--|

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 22nd, 2024 |
| Days on Market | 168 |
| Zoning | Zone 11 |

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 May 9th, 2025 at 4:17pm MDT