

## \$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

FANTASTIC CMHC MLI SELECT OPPORTUNITY. ALL 9 units SEPARATELY METERED. FOURPLEX with LEGAL BASMENT 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. 4 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

MLS® #	E4441393
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	18
Zoning	Zone 07

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Listing information last updated on June 27th, 2025 at 3:48pm MDT