

Courtesy Of Peter Chen Of MaxWell Polaris

# \$1,990,000 - 10728 149 Street, Edmonton

MLS® #E4405558

**\$1,990,000**

4 Bedroom, 3.50 Bathroom, 1,202 sqft  
Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

4Plex with 4 legal basements for sale!!  
Investorâ€™s favor floorplans: 4 upstairs units and 4 legal basement suites. This property is suitable for the CMHC Financing. The Upstairs unit each has kitchen, living room, laundry, 3 bedrooms, and 2.5 baths. The basement Unit each has kitchen, living room, One bedroom and 1 full bath. with SEPARATE SIDE ENTRANCES and also includes 4 detached single car garages. Fully finished and equipped with all SS appliances and landscaping. Near Downtown, West Edmonton Mall & Schools, shopping & public transportation all within walking distance. Features: 9' ceilings all 3 levels, Vinyl floor throughout, quartz countertops throughout. Currently at Foundation stage. Currently at drywall stage and Possession date is estimated to be Summer 2025. Builder can assist CMHC and proforma available.

Built in 2024

## Essential Information

MLS® #	E4405558
Price	\$1,990,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,202
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### **Community Information**

Address	10728 149 Street
Area	Edmonton
Subdivision	High Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1M2

### **Amenities**

Amenities	Ceiling 9 ft.
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 9th, 2024
Days on Market	213

Zoning

Zone 21



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 10th, 2025 at 7:17am MDT