

# \$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 72

Zoning Zone 18

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