

## \$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. 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	52
Zoning	Zone 07

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 July 30th, 2025 at 11:47pm MDT