

# \$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 | 208                 |

Zoning

Zone 21



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Listing information last updated on April 5th, 2025 at 8:17am MDT