# \$2,299,900 - 9214 152 Street, Edmonton

MLS® #E4460936

## \$2,299,900

3 Bedroom, 2.50 Bathroom, 5,247 sqft Single Family on 0.00 Acres

Sherwood, Edmonton, AB

Brand-New 4-Plex on a Prime Corner Lot in Sherwood. Exceptional investment opportunity offering over 5,240 sq.ft. above grade with 20 bedrooms and 16 bathrooms, designed for maximum cash flow. Each unit features 9-ft ceilings, an open-concept main floor with living room, modern kitchen, laundry, dining area, and half bath. Upstairs includes 3 bedrooms, including a primary suite with walk-in closet and ensuite and additional bath. Large windows fill the home with natural light. Each basement offers a legal secondary suite (710 sq.ft.) with 2 bedrooms, full kitchen, and laundry, providing dual income potential. Ideally located near schools, shopping, and transit in a high-demand area, this property promises strong rental returns and lasting value.



#### **Essential Information**

MLS® # E4460936 Price \$2,299,900

Bedrooms 3

Bathrooms 2.50

Full Baths 2

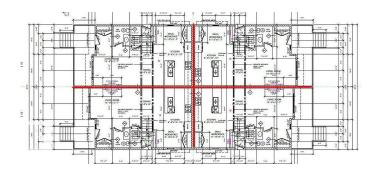
Half Baths 1

Square Footage 5,247

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type 4PLEX
Style 2 Storey
Status Active

# **Community Information**

Address 9214 152 Street

Area Edmonton
Subdivision Sherwood
City Edmonton
County ALBERTA

Province AB

Postal Code T5R 1M7

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Detectors Smoke, See Remarks, Infill Property, 9 ft.

**Basement Ceiling** 

Parking Triple Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-2, Natural Gas

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Corner Lot, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 5th, 2025

Days on Market 11

Zoning Zone 22

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Listing information last updated on October 16th, 2025 at 4:17pm MDT