

Courtesy Of Thamir Sharif Of Sable Realty

# \$2,399,000 - 11430 123 Street, Edmonton

MLS® #E4430188

**\$2,399,000**

5 Bedroom, 3.50 Bathroom, 5,113 sqft  
Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

\*FOURPLEX WITH FOUR BASEMENT SUITES\* A total of 8 legal units. Over 1200 sqft 2 storey units at 3 bedrooms above grade + 2 bedroom legal basement suite in each. Totaling 20 bedrooms & 16 bathrooms for the entire building. 4 car garage at the rear of the property. Built by House of Modernity this building features 9ft ceilings on all 3 floors, vaulted ceilings in second floor bedrooms, Separate entrance to the mechanical room from the exterior so you never need to access tenant suite for maintenance. Scheduled for Completion DECEMBER 2025. Located in the community of Inglewood with lots of parks, schools and shopping. Close to Grant MacEwan and NAIT as well as a short drive over the river to the University of Alberta makes this property ideal for investment catering to all walks of life, families, students, working professionals.

Built in 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4430188    |
| Price      | \$2,399,000 |
| Bedrooms   | 5           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |
| Half Baths | 1           |



SECOND FLOOR PLAN  
640 SQ. FT. / UNIT



BASEMENT SUITE FLOOR PLAN  
548 SQ. FT. / UNIT

|                |               |
|----------------|---------------|
| Square Footage | 5,113         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 11430 123 Street     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0G2              |

### **Amenities**

|           |                       |
|-----------|-----------------------|
| Amenities | Ceiling 9 ft.         |
| Parking   | Quad or More Detached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | Schools            |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 10th, 2025 |
|-------------|------------------|

Days on Market 14

Zoning Zone 07

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Listing information last updated on April 24th, 2025 at 12:02am MDT