

## \$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. 3  
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 | 71             |
| Zoning         | Zone 07        |

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Listing information last updated on August 19th, 2025 at 5:48pm MDT