

# \$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 79

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 June 28th, 2025 at 4:32am MDT