

## \$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.

Built in 2025

### 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 31

Zoning Zone 22

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Listing information last updated on November 5th, 2025 at 10:17am MST