

# **\$1,699,000 - 11733 123 Street, Edmonton**

MLS® #E4435562

**\$1,699,000**

4 Bedroom, 10.50 Bathroom, 4,192 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

A brand-new PRE-CONSTRUCTION TRI-PLEX in sought-after INGLEWOOD, offering SIX FULLY LEGAL SUITES—each main unit includes 3 BEDROOMS AND 2.5 BATHROOMS, paired with a 1 BED, 1 BATH LEGAL BASEMENT SUITE, thoughtfully designed for MODERN URBAN LIVING. The main floors feature OPEN-CONCEPT LAYOUTS, 9'™ CEILINGS, LARGE KITCHENS WITH ISLANDS, and DEDICATED DINING AREAS. Upstairs, you'll find a spacious PRIMARY SUITE WITH WALK-IN CLOSET AND ENSUITE, plus two additional bedrooms and CONVENIENT UPPER-FLOOR LAUNDRY. The property includes a TRIPLE DETACHED GARAGE for added tenant appeal and parking flexibility. Estimated December completion of these beautiful units totalling 12 bedrooms and 12 bathrooms finished with 6x Fridge, 6x Stove, 6x Dishwasher, 6x Washer, and 6x Dryer! Located on a quiet street in a walkable, TREE-LINED NEIGHBOURHOOD with easy access to DOWNTOWN, NAIT, THE BREWERY DISTRICT, AND 124 STREET, this is a PRIME INVESTMENT OPPORTUNITY with strong RENTAL INCOME POTENTIAL.

Built in 2025

## **Essential Information**



MLS® #	E4435562
Price	\$1,699,000
Bedrooms	4
Bathrooms	10.50
Full Baths	9
Half Baths	3
Square Footage	4,192
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Tri-Plex
Style	2 Storey
Status	Active

### Community Information

Address	11733 123 Street
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0G8

### Amenities

Amenities	See Remarks
Parking	Triple Garage Detached

### Interior

Interior Features	ensuite bathroom			
Appliances	See Remarks, Dryer-Two, Washers-Two, Dishwasher-Two	Refrigerators-Two,	Stoves-Two,	
Heating	Forced Air-1, Natural Gas			
Stories	3			
Has Suite	Yes			
Has Basement	Yes			
Basement	Full, Finished			

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Park/Reserve, Paved Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	22
Zoning	Zone 07

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Listing information last updated on May 31st, 2025 at 12:32am MDT