

# **\$2,999,999 - 10331 135 Street, Edmonton**

MLS® #E4414388

**\$2,999,999**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Glenora, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain add'l info. This high-end 4-plex with 4 legal suites is situated in one of Edmonton's most desirable and prestigious neighbourhoods. Located 50 meters from the LRT station, it offers unparalleled convenience, especially during the winter months, and is steps away from The Columbian Coffee and Vies for Pies. This project qualifies for CMHC MLI Select, providing attractive financing options. It features 12 bedrooms and 14 bathrooms, with each main-level and 2nd-floor unit consisting of two large bedrooms with ensuites, while the basement suites include spacious one-bedroom layouts with high-end kitchens, stylish bathrooms, and in-suite laundry. Additional features include four single detached garages, separate walkouts for basement suites, premium finishes throughout, and a fully landscaped and fenced property. With a projected income of \$215K+ annually and based on a 5.5% cap rate, this property offers significant potential



## **Essential Information**

MLS® #	E4414388
Price	\$2,999,999
Bathrooms	0.00

Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	10331 135 Street
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 2C4

### Exterior

Exterior Features	Back Lane, Park/Reserve, Paved Lane, Schools, Shopping Nearby, See Remarks
-------------------	--

### Additional Information

Date Listed	November 22nd, 2024
Days on Market	148
Zoning	Zone 11

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 April 19th, 2025 at 9:17pm MDT