\$2,200,000 - 9045 149 Street, Edmonton

MLS® #E4418541

\$2,200,000

5 Bedroom, 3.50 Bathroom, 4,247 sqft Single Family on 0.00 Acres

Parkview, Edmonton, AB

Premium rental portfolio on a Corner Lot!! Own a 3plex total of 7 units in the high-end "Parkview" community. This brand new "3plex townhouse" with legal suites makes a total of "3 up + 3 down units Plus 1 Garage suite". Main and Second floor 9' ceiling. The upper unit each has 3 beds, 2.5 baths 1200 sqft with a massive size 'Open Deck' that aims for young professional tenants or quality family-oriented tenants. Lower units each have 2 beds, and 1 bath. The garage suite has 2 beds and 1 full bath. Three Single detached garages and lots of space for street parking. The property is projected to generate approximately \$149,400 in annual gross rent and cap rate of 4.8%. Fully finished and equipped with all appliances and landscaping. Currently DP stage and estimated completion Spring 2026. Photos are 3D rendering for illustration purposes only. The project is qualify for CMHC MLI Select program.







Built in 2025

Essential Information

MLS® # E4418541 Price \$2,200,000

Bedrooms 5
Bathrooms 3.50
Full Baths 3

Half Baths 1

Square Footage 4,247 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Tri-Plex
Style 2 Storey
Status Active

Community Information

Address 9045 149 Street

Area Edmonton
Subdivision Parkview
City Edmonton
County ALBERTA

Province AB

Postal Code T5R 0A5

Amenities

Amenities See Remarks

Parking Single Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Asphalt

Exterior Features Corner Lot, Landscaped

Roof Asphalt Shingles
Construction Wood, Asphalt

Foundation Concrete Perimeter

Additional Information

Date Listed January 17th, 2025

Days on Market 220

Zoning Zone 10

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 August 25th, 2025 at 8:47pm MDT