

## \$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 177

Zoning Zone 10

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Listing information last updated on July 13th, 2025 at 8:02am MDT