

# **\$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, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |   |
|-------------------|---|
| 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 | 100           |
| Zoning         | Zone 07       |

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Listing information last updated on August 17th, 2025 at 7:02am MDT