



## Edmonton Alberta

\$2,175,000

A Rare Investment Opportunity in PLEASANTVIEW! This newly built, income-generating 8-unit 4plex offers exceptional design, long-term performance, and strong RENTAL returns. Featuring a total of 16 BEDROOMS, 12 FULL BATHROOMS, and 4 HALF BATHROOMS, each unit is thoughtfully designed with premium finishes including luxury vinyl plank flooring, quartz countertops, stainless steel appliances, 9 ft ceilings, and upgraded fixtures. The UPPER UNITS include 3 bedrooms, 2.5 baths, in-suite laundry, and modern open-concept layouts. The legal basement suites are fully finished with 1 bedroom, 1 bathroom, private entry, full kitchens, and their own laundry. Perfectly located just 1 minute from MOUNT PLEASANTVIEW SCHOOL and only 10 minutes to DOWNTOWN, this property combines convenience with long-term value. With projected RENTS of \$13,500-\$14,500/month, this turnkey asset is ideal for investors seeking CMHC MLI Select eligibility and reliable cash flow. A true turnkey multifamily opportunity built to outperform. Construction began in August 2025 with tentative possession by Spring 2026. Seller will provide Title Insurance in lieu of RPR. For more details, call or text Aditya Batra at 647-761-9000. (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



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