# \$2,200,000 - 14807 98 Avenue, Edmonton

MLS® #E4445216

#### \$2,200,000

5 Bedroom, 3.50 Bathroom, 4,284 sqft Single Family on 0.00 Acres

Crestwood, Edmonton, AB

Corner Lot. Total 7 Units townhouse in Crestwood for multi-family Investors - great rental portfolio!! High-end "Crestwood" community. Estimated to complete in August, 2026. The 7 units townhouse has 3 Upper units + 3 basement units + 1 garage suite. Total 17 bedrooms, 16 full baths & 3 half-baths. The Upper unit each has 3 beds, 2.5 baths. The basement unit each has 2 bed and 1 bath. Garage suite has a 2 beds & 1 bath. The property is projected to generate approximately \$156,600 in annual gross rent and cap rate of 4.75%. Fully finished and equipped with all appliances and landscaping. Photos are 3D rendering for illustration purpose only. The Project is qualified for CMHC MLI Select program.

Built in 2025

#### **Essential Information**

MLS® # E4445216 Price \$2,200,000

Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1

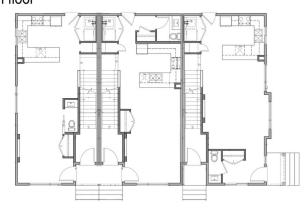
Square Footage 4,284

Acres 0.00





Main floor



Year Built 2025

Type Single Family

Sub-Type Tri-Plex
Style 2 Storey
Status Active

# **Community Information**

Address 14807 98 Avenue

Area Edmonton
Subdivision Crestwood
City Edmonton
County ALBERTA

Province AB

Postal Code T5N 0H1

#### **Amenities**

Amenities Ceiling 9 ft., 9 ft. Basement Ceiling

Parking Single Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dryer, Hood Fan, 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, Vinyl
Exterior Features See Remarks
Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 30th, 2025

Days on Market 31

# 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 July 31st, 2025 at 1:32am MDT