

\$999,900 - 9531/ 9533 115 Ave, Edmonton

MLS® #E4466051

\$999,900

10 Bedroom, 8.00 Bathroom, 2,551 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

**BRAND NEW BUILD! 4 LEGAL SUITES!
TOTAL 10 BEDROOMS AND 8 FULL BATHS**

Incredible investment opportunity for those seeking a prime property. We have a brand-new build with four legally suited units, perfect for investors or large families. The property features 10 bedrooms and 8 full bathrooms. The upper units each have four spacious bedrooms, three full bathrooms, a modern kitchen, a generous living room, and laundry rooms. The lower suites offer one bedroom, one full bathroom, a large kitchen, a living room, and in-suite laundry facilities. Sleek quartz countertops add elegance to both levels. All appliances are included for a hassle-free move-in. Located in a highly desirable area, this property is ideal for tenants or a large family. Don't miss this fantastic rental investment opportunity!

Built in 2025

Essential Information

MLS® #	E4466051
Price	\$999,900
Bedrooms	10
Bathrooms	8.00
Full Baths	8
Square Footage	2,551
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

Community Information

Address	9531/ 9533 115 Ave
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1T5

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, 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	November 18th, 2025
Zoning	Zone 05

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 November 18th, 2025 at 3:02pm MST