

## \$2,200,000 - 14807 99 Avenue, Edmonton

MLS® #E4407584

**\$2,200,000**

3 Bedroom, 2.50 Bathroom, 4,284 sqft

Single Family on 0.00 Acres

Crestwood, Edmonton, AB

Multi-family Investors - this is your time to upgrade your rental portfolio!! Own a High-end "Crestwood" community a 7 units - 3plex Townhouse. This brand new "3plex townhouse" with legal suites make total of "3 up + 3 down units + 1 garage suite". Upper unit each has 3 beds, 2.5 baths. Lower unit each has 1 bed, 1 bath and a Den. 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 4.65%. Fully finished and equipped with all appliances and landscaping. Currently DP stage and estimated completion December 2025. Photos are 3D rendering for illustration purpose only. The Project is qualified for CMHC MLI Select program.

Built in 2024

### Essential Information

MLS® #	E4407584
Price	\$2,200,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	4,284
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Tri-Plex
Style	2 Storey
Status	Active

### Community Information

Address	14807 99 Avenue
Area	Edmonton
Subdivision	Crestwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 0H7

### Amenities

Amenities	Ceiling 9 ft., 9 ft. Basement Ceiling
Parking Spaces	3
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	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Asphalt
Foundation	Wood

### School Information

Elementary	Crestwood school
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**Additional Information**

Date Listed            September 23rd, 2024  
Days on Market      213  
Zoning                Zone 10

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