

\$2,399,000 - 12220/22/24/26 112 Avenue, Edmonton

MLS® #E4457454

\$2,399,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Fantastic opportunity to add a TURNKEY 8-unit building FULLY RENTED & CASHFLOWING, to your portfolio! With an assumable CMHC MLI Select mortgage in place, skip the application process and the recent bump from 2.6% - 7% in premiums, translating up to \$167,000+ in fees! Assumption is a much more straightforward path & less expensive to get into this great asset. Located just steps away from all the action of 124th Street with great proximity to downtown and the river valley. With 4 above ground 3 bed/2.5 baths, as well as 4 below grade that are each 1 bed 1 bath units All kitchens include quartz countertops with islands and LVP Flooring! This complex is built to last, as no shortcuts were made. There is also a detached 4 car garage with individual doors for 4 tenants. Tucked away on a dead end street with a great family friendly park at the end of the block... this investment has attracted high quality tenants. Each unit has its own high efficiency furnace, tankless hot water and Triple Pane Windows!

Built in 2021

Essential Information

MLS® #	E4457454
Price	\$2,399,000



Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Multi-Family Commercial
Status	Active

Community Information

Address	12220/22/24/26 112 Avenue
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2S8

Exterior

Exterior	Vinyl, Wood Frame
Roof	Asphalt Shingles
Construction	Vinyl, Wood Frame

Additional Information

Date Listed	September 12th, 2025
Days on Market	3
Zoning	Zone 07

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 September 15th, 2025 at 3:02pm MDT