

## **\$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 | 6                    |
| Zoning         | Zone 07              |

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Listing information last updated on September 17th, 2025 at 11:47pm MDT