

## \$1,100,000 - 9341 95 Street, Edmonton

MLS® #E4420599

**\$1,100,000**

3 Bedroom, 4.00 Bathroom, 2,562 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Prime 4-Plex Investment Opportunity in the Heart of Edmonton! Don't miss out on this exceptional income-generating property located just mins from downtown Edmonton. This beautifully maintained 4-plex sits on a 8,630 sq. ft. lot with a well-appointed 5,124 sq. ft. of living space (2,562 sq. ft. above grade), offering a smart, long-term investment in Edmonton's thriving 2025 real estate market. The property features 3 spacious 3-bdrm suites & 1 2-bdrm suite, each with in-suite laundry for added tenant convenience. Recent, high-quality upgrades incl a brand-new boiler, modern windows, roof, fascia, soffits & fully renovated lower units with stylish, modern finishes. These updates, alongside electrical upgrades, ensure low-maintenance ownership & steady cash flow for years to come. The upper units offer scenic balconies & electric A/C units for comfort year-round. Outdoors, the property includes an oversized dbl garage, ample street & on-site parking & a large, fenced yard—a great feature for families.

Built in 1971

### Essential Information

MLS® #	E4420599
Price	\$1,100,000
Bedrooms	3



Bathrooms	4.00
Full Baths	4
Square Footage	2,562
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	4PLEX
Style	Bi-Level
Status	Active

### **Community Information**

Address	9341 95 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3X1

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	See Remarks
Heating	Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 5th, 2025
-------------	--------------------

Days on Market 80

Zoning Zone 18

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 April 26th, 2025 at 2:47am MDT