

## \$2,790,000 - 12329 - 31 - 33 77 Street, Edmonton

MLS® #E4442636

**\$2,790,000**

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

Elmwood Park, Edmonton, AB

Architecturally inspired by classic UK flats, this thoughtfully designed preconstruction project stands out in a market saturated with cookie-cutter infills. Qualifying for 95% LTV under CMHC's MLI Select program, it offers both style and smart investment potential. Each of the two buildings includes four one-bedroom suites and one three-bedroom two bathroom suite all above grade and equipped with air conditioning for added comfort. The basement level features five dedicated storage units per building, providing additional income opportunities. With a total of 14 parking stalls, tenant convenience is prioritized. Located in a highly accessible area near elementary schools, as well as NAIT, MacEwan University, the Edmonton Public Library, and LRT station. Shopping, dining, and other urban amenities are also just minutes away. Built by a seasoned builder with over 40 years of experience, this property is a rare blend of design, durability, and diversified revenue streams.

Built in 2025

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4442636    |
| Price     | \$2,790,000 |
| Bathrooms | 0.00        |



|            |                         |
|------------|-------------------------|
| Acres      | 0.00                    |
| Year Built | 2025                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 12329 - 31 - 33 77 Street |
| Area        | Edmonton                  |
| Subdivision | Elmwood Park              |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5B 2H2                   |

### Exterior

|              |                   |
|--------------|-------------------|
| Exterior     | Vinyl, Wood Frame |
| Construction | Vinyl, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 110             |
| Zoning         | Zone 05         |

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Listing information last updated on October 4th, 2025 at 9:17am MDT