

# \$2,200,000 - 9045 149 Street, Edmonton

MLS® #E4418541

**\$2,200,000**

5 Bedroom, 3.50 Bathroom, 4,247 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Premium rental portfolio on a Corner Lot!! Own a 3plex total of 7 units in the high-end "Parkview" community. This brand new "3plex townhouse" with legal suites makes a total of "3 up + 3 down units Plus 1 Garage suite". Main and Second floor 9' ceiling. The upper unit each has 3 beds, 2.5 baths 1200 sqft with a massive size 'Open Deck' that aims for young professional tenants or quality family-oriented tenants. Lower units each have 2 beds, and 1 bath. The garage suite has 2 beds and 1 full bath. Three Single detached garages and lots of space for street parking. The property is projected to generate approximately \$149,400 in annual gross rent and cap rate of 4.8%. Fully finished and equipped with all appliances and landscaping. Currently DP stage and estimated completion Spring 2026. Photos are 3D rendering for illustration purposes only. The project is qualify for CMHC MLI Select program.



Built in 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4418541    |
| Price      | \$2,200,000 |
| Bedrooms   | 5           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 4,247         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Tri-Plex      |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9045 149 Street |
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 0A5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| 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 | Corner Lot, Landscaped |
| Roof              | Asphalt Shingles       |
| Construction      | Wood, Asphalt          |
| Foundation        | Concrete Perimeter     |

### Additional Information

Date Listed January 17th, 2025

Days on Market 233

Zoning Zone 10

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Listing information last updated on September 7th, 2025 at 5:47pm MDT