

\$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
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Days on Market 71

Zoning Zone 18

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Listing information last updated on April 17th, 2025 at 6:02pm MDT