

# \$2,200,000 - 14807 98 Avenue, Edmonton

MLS® #E4445216

## \$2,200,000

5 Bedroom, 3.50 Bathroom, 4,284 sqft  
Single Family on 0.00 Acres

Crestwood, Edmonton, AB

Corner Lot. Total 7 Units townhouse in Crestwood for multi-family Investors - great rental portfolio!! High-end "Crestwood" community. Estimated to complete in August, 2026. The 7 units townhouse has 3 Upper units + 3 basement units + 1 garage suite. Total 17 bedrooms, 16 full baths & 3 half-baths. The Upper unit each has 3 beds, 2.5 baths. The basement unit each has 2 bed and 1 bath. Garage suite has a 2 beds & 1 bath. The property is projected to generate approximately \$156,600 in annual gross rent and cap rate of 4.75%. Fully finished and equipped with all appliances and landscaping. Photos are 3D rendering for illustration purpose only. The Project is qualified for CMHC MLI Select program.

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4445216    |
| Price          | \$2,200,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.50        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 4,284       |
| Acres          | 0.00        |



Main floor



|            |               |
|------------|---------------|
| Year Built | 2025          |
| Type       | Single Family |
| Sub-Type   | Tri-Plex      |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14807 98 Avenue |
| Area        | Edmonton        |
| Subdivision | Crestwood       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5N 0H1         |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking   | Single Garage Detached                |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                          |
| Appliances        | Dryer, Hood Fan, 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, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 34              |

Zoning

Zone 10

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Listing information last updated on August 3rd, 2025 at 2:02pm MDT