

# \$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	15

## Zoning

## Zone 10

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 July 14th, 2025 at 11:17pm MDT