

**\$2,200,000 - 14807 99 Avenue, Edmonton**

MLS® #E4407584

**\$2,200,000**

3 Bedroom, 2.50 Bathroom, 4,284 sqft  
Single Family on 0.00 Acres

Crestwood, Edmonton, AB

Multi-family Investors - this is your time to upgrade your rental portfolio!! Own a High-end "Crestwood" community a 7 units - 3plex Townhouse. This brand new "3plex townhouse" with legal suites make total of "3 up + 3 down units + 1 garage suite". Upper unit each has 3 beds, 2.5 baths. Lower unit each has 1 bed, 1 bath and a Den. 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 4.65%. Fully finished and equipped with all appliances and landscaping. Currently DP stage and estimated completion December 2025. Photos are 3D rendering for illustration purpose only. The Project is qualified for CMHC MLI Select program.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | E4407584    |
| Price          | \$2,200,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.50        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 4,284       |
| Acres          | 0.00        |



|            |               |
|------------|---------------|
| Year Built | 2024          |
| Type       | Single Family |
| Sub-Type   | Tri-Plex      |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14807 99 Avenue |
| Area        | Edmonton        |
| Subdivision | Crestwood       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5N 0H7         |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking Spaces | 3                                     |
| 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 | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Asphalt    |
| Foundation        | Wood             |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Crestwood school |
|------------|------------------|

**Additional Information**

Date Listed               September 23rd, 2024  
Days on Market       356  
Zoning                    Zone 10

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Listing information last updated on September 14th, 2025 at 4:47am MDT