

# \$2,156,000 - 9416 156 Street, Edmonton

MLS® #E4413551

## \$2,156,000

5 Bedroom, 3.50 Bathroom, 5,156 sqft  
Single Family on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

4plex in Meadowlark Edmonton. Facing future park and next to future LRT train station. The 4plex with 3 legal secondary suite basement(2 beds). Upstairs each unit is around 1285 - 1293 sf. The Secondary suite Basement is around 639 sqft. The project layouts are designed for Between Downtown & West Mall public transport commuters. "NOT" support CMHC financing program. Conventional mortgage lender ONLY. Fully finished and equipped with all appliances and landscaping. Walk to the train (LRT) station between West Mall and the Downtown route. The project is estimated to be completed in the Summer 2025. Currently, it is at the beginning of framing stage. Photos are 3D rendering for illustration purpose only.

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4413551    |
| Price          | \$2,156,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.50        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 5,156       |
| Acres          | 0.00        |



|            |               |
|------------|---------------|
| Year Built | 2024          |
| Type       | Single Family |
| Sub-Type   | 4PLEX         |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 9416 156 Street            |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 1Z4                    |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved              |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Asphalt                               |
| Exterior Features | Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Asphalt                               |
| Foundation        | Concrete Perimeter                          |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2024 |
| Days on Market | 143                 |
| Zoning         | Zone 22             |

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Listing information last updated on April 4th, 2025 at 9:47pm MDT