

# **\$1,798,888 - 9303/9305/9307 123 Ave, Edmonton**

MLS® #E4424330

**\$1,798,888**

5 Bedroom, 3.50 Bathroom, 5,002 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

High-Performing Triplex â€” 6 Above-Ground Units, 3 Secondary Suites & 5%+ Cap Rate! This turnkey triplex on a prime corner lot is a rare opportunity for serious investors seeking strong cash flow and long-term returns. With 6 above-ground units including 3 secondary suites, this 5,001 sqft property offers 13 bedrooms, 9 full baths, and 3 half bathsâ€”delivering multiple income streams. The corner units feature 3 bedrooms and 2.5 baths, while the middle unit boasts two master bedrooms. The three secondary suites include 2-bed, 1-bath units with large kitchens and separate laundry, plus a 1-bed, 1-bath suite with an open layout. With 9-foot ceilings, modern finishes, and a triple detached garage with 9â€• x 8â€• overhead doors, this property is built to impress and minimize maintenance. Located just minutes from downtown, with easy access to transit and all amenities nearby, it also offers stunning downtown views. This high-yield investment is perfect for investors looking to maximize returns in a prime location.

Built in 2025

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4424330    |
| Price  | \$1,798,888 |



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 5,002         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Tri-Plex      |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 9303/9305/9307 123 Ave |
| Area        | Edmonton               |
| Subdivision | Delton                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5G 1K4                |

### Amenities

|           |  |
|-----------|--|
| Amenities | See Remarks                                    |
| Parking   | Single Garage Detached, Triple Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Forced Air-1, Natural Gas   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Vinyl, Hardie Board Siding   |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Shopping Nearby, View City, View Downtown, See Remarks, |

|              |   |
|--------------|---|
|              | Partially Fenced                        |
| Roof         | Asphalt Shingles                        |
| Construction | Wood, Metal, Vinyl, Hardie Board Siding |
| Foundation   | Slab                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 74              |
| Zoning         | Zone 05         |

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Listing information last updated on May 19th, 2025 at 2:02am MDT