# \$2,790,000 - 10306/08/10/12 138 Street, Edmonton

MLS® #E4435632

### \$2,790,000

1 Bedroom, 3.50 Bathroom, 4,862 sqft Single Family on 0.00 Acres

Glenora, Edmonton, AB

The quality and location you would expect when a multi-million-dollar home builder builds a multifamily project.8 plex with 4 basement suites (1) bedroom, 2(3) bedroom and 2 (2) bedroom) above grade Over 100K in Upgrades, including: Walkout Basement, Upgraded Windows, Commercial grade vinyl flooring, Upgraded tile package, upgraded Appliance's, counter tops and cabinetry, Iron Elements railing, Upgraded Hardy Board exterior and MUCH more! Arguably the most exclusive neighborhood , close to downtown, river valley, premier schools and surrounded by multimillion dollar homes! Proudly built by Varsity Homes.



Built in 2025

#### **Essential Information**

MLS® #	E4435632
Price	\$2,790,000
Bedrooms	1
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,862
Acres	0.00
Year Built	2025
Туре	Single Family

Sub-Type4PLEXStyle2 StoreyStatusActive

# Appliances

Samsung 24" 55dB Built-In Dishwasher (DW80R2031US/AC)

# **Community Information**

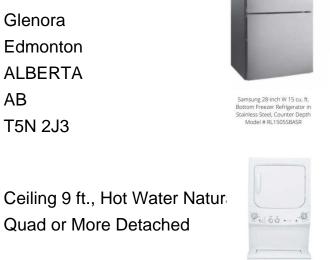
Address	10306/08/10/12 138 Street
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 2J3

# Amenities

Amenities Parking

# Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished





Samsung Over-The-Range Microwave 1.7 Cu.Ft. - ME17R7011ES/AC

Samsung 6.0 Cu Ft Convection Gas Range NX60A6511SS/AA

Secondary Suite

GE 5.9 Cu. Ft. Gas Washer & Dryer Laundry Centre (GUD27GSSMWW)

Finishes are subject to change based on availability, Builder reserves the right to change to finishes of equal or higher value.

#### Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

# **Additional Information**

Date Listed	May 9th, 2025
Days on Market	56
Zoning	Zone 11

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 4th, 2025 at 5:17pm MDT