

Courtesy Of Jas Ahluwalia Of Real Broker

# \$1,849,900 - 9303/9305/9307 123 Ave, Edmonton

MLS® #E4424330

**\$1,849,900**

5 Bedroom, 3.50 Bathroom, 5,002 sqft  
Single Family on 0.00 Acres

Delton, Edmonton, AB

High-Performing Triplex “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 baths—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 9' x 8' 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	\$1,849,900



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 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
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Days on Market	29
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Zoning	Zone 05
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Listing information last updated on April 3rd, 2025 at 11:32pm MDT