

## **\$12,750,000 - 248 Edwards Drive, Edmonton**

MLS® #E4423963

**\$12,750,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Ellerslie, Edmonton, AB

The Edwards Townhouse Complex is a seven-building complex, total of 44 townhouse units. Built between 2012-2014. Each townhouse unit is two stories, with 3 bedrooms and 2.5 bathrooms. Each unit has a furnace and hot water tank, as well as a single attached garage. All units are above grade, no basements. The total sq. ft. of each unit excluding garage, is 1,183 square feet. The master bedrooms have walk-in closets and there is a washer and dryer in each unit. The kitchens are equipped with four appliances and an island. 95 Total Parking Stalls. 3.17 Acre Site. The exterior consists of vinyl siding as well as stone detailing and asphalt shingles on peaked roofs. Additional site improvements include perimeter landscaping, walkways, fencing, curbing, and light poles. Buyer to purchase title insurance in lieu of RPR. Mortgage must be assumed, Original Mortgage \$8.5m, Outstanding Bal \$7.5m+/-, P+I \$38,752.65, 10 Year Term, 30 Year AM, Int Rate 3.65%, Mortgage Matures Nov 1, 2029. All numbers are proforma numbers.

Built in 2012

### **Essential Information**

MLS® #	E4423963
Price	\$12,750,000



Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Multi-Family Commercial
Status	Active

### Community Information

Address	248 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0R1

### Exterior

Exterior	Wood Frame
Construction	Wood Frame

### Additional Information

Date Listed	March 2nd, 2025
Days on Market	61
Zoning	Zone 53

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 May 1st, 2025 at 9:47pm MDT