

## \$2,850,000 - 12007 106 Street, Edmonton

MLS® #E4452596

**\$2,850,000**

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

Westwood (Edmonton), Edmonton, AB

Amazing opportunity to own this true 8PLEX right across the street from NAIT with 24 BEDROOMS, 22 BATHROOMS and almost 10,000 square feet of total space. All units are equipped with 3 bedrooms, each making this an investors dream for students and families. All units with extensive upgraded finishings including quartz countertops, S/S appliances including all separate washer and dryer. Private entrances for EVERY unit. 3 garages and an extra concrete poured pad for a 4th. Property has been professionally appraised for \$2,900,000 with an endless amount of cashflow to follow! CMHC MLI SELECT AVAILABLE.

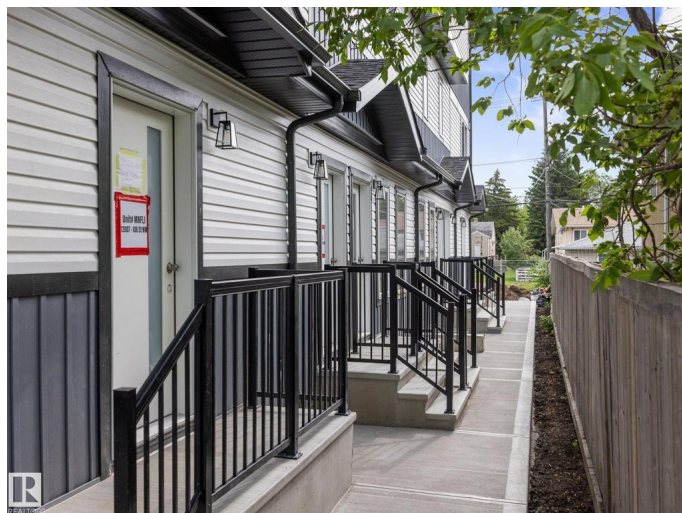
Built in 2025

### Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4452596                |
| Price      | \$2,850,000             |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 2025                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### Community Information

Address 12007 106 Street



|             |                     |
|-------------|---------------------|
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2R5             |

### **Exterior**

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 63               |
| Zoning         | Zone 08          |

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Listing information last updated on October 10th, 2025 at 9:47pm MDT