

# \$2,775,000 - 9408 Holyrood Road, Edmonton

MLS® #E4455541

**\$2,775,000**

9 Bedroom, 12.00 Bathroom, 6,032 sqft  
Single Family on 0.00 Acres

Holyrood, Edmonton, AB

This purpose-built 4-plex with 8 legal rental suites is under construction and designed to MLI Select standards for efficiency and long-term value. Located two blocks from the LRT and directly across from a park in a quiet cul-de-sac, this is a rare opportunity for investors. The building is constructed with steel framing, ICF foundation, insulated slab, high-efficiency windows, and hardy board exterior with 30-year shingles. Interiors feature vinyl plank flooring (no carpet) and quality finishes throughout. Unit Mix: Basement Suites (4): 2 bedrooms, 1 bath, electric baseboard heating. Upper Units (4): 3 bedrooms, 2.5 baths, open concept kitchen & dining. Additional highlights include full landscaping, fenced yard, insulated/drywalled 4-car garage, 4 surface parking stalls, and potential for extra parking revenue. A smart, durable, and efficient multi-family investment in a growing, transit-connected location.



Built in 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4455541    |
| Price      | \$2,775,000 |
| Bedrooms   | 9           |
| Bathrooms  | 12.00       |
| Full Baths | 12          |

|                |               |
|----------------|---------------|
| Square Footage | 6,032         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 9408 Holyrood Road |
| Area        | Edmonton           |
| Subdivision | Holyrood           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 4C4            |

### Amenities

|           |                                                                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Insulation-Upgraded, Parking-Plug-Ins, Secured Parking, HRV System |
| Parking   | Quad or More Detached                                                                                                                                                                   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Steel, Vinyl                                                                                                                                              |
| Exterior Features | Back Lane, Cul-De-Sac, No Through Road, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Steel, Vinyl                                                                                                                                              |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Avonmore School  
Middle                              Kenilworth School  
High                                McNally School

**Additional Information**

Date Listed                      August 31st, 2025  
Days on Market                61  
Zoning                              Zone 18

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