



FOR SALE
CONTACT AGENT

TURNKEY 14-PLEX INVESTMENT OPPORTUNITY

10447 & 10451 149 St, Edmonton, AB

Property Highlights

This fully upgraded 14-unit development consists of two side-by-side 7-plex buildings and includes a total of 40 bedrooms and 32 bathrooms across the project. The unit mix features eight spacious 3-bedroom upper units, six legal 2-bedroom basement suites, and two additional finished 2-bedroom basement units.

Designed for long-term operational efficiency and tenant appeal, the project includes premium interior finishes, enhanced energy performance, rear parking for eight vehicles, and full turnkey inclusions with appliances, landscaping, and fencing.

With one building nearly complete and the second expected by September 2026, this is an outstanding opportunity to acquire a high-quality new construction asset in one of Edmonton's most sought-after west-end communities.

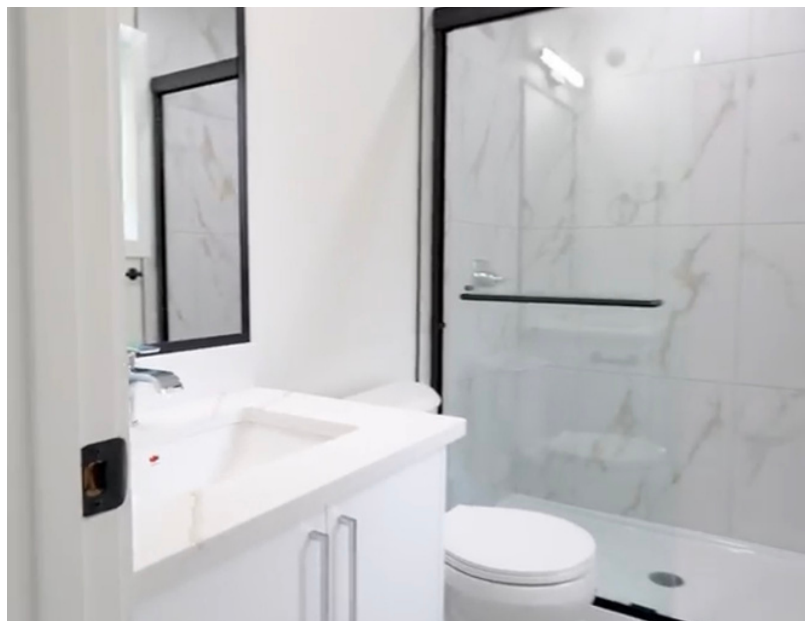
Artist's renderings are for illustration purposes only. Final design and exterior may vary.

Property Type	New Construction 14-Plex
Configuration	Two Side-by-Side 7-Plex Buildings
Total Units	14
Total Bedrooms	40
Parking	Rear parking for 8 vehicles
Energy Efficiency	Built approximately 25% above code
Inclusions	All appliances, landscaping & fencing
Project Status	One building nearly complete; second building expected September 2026

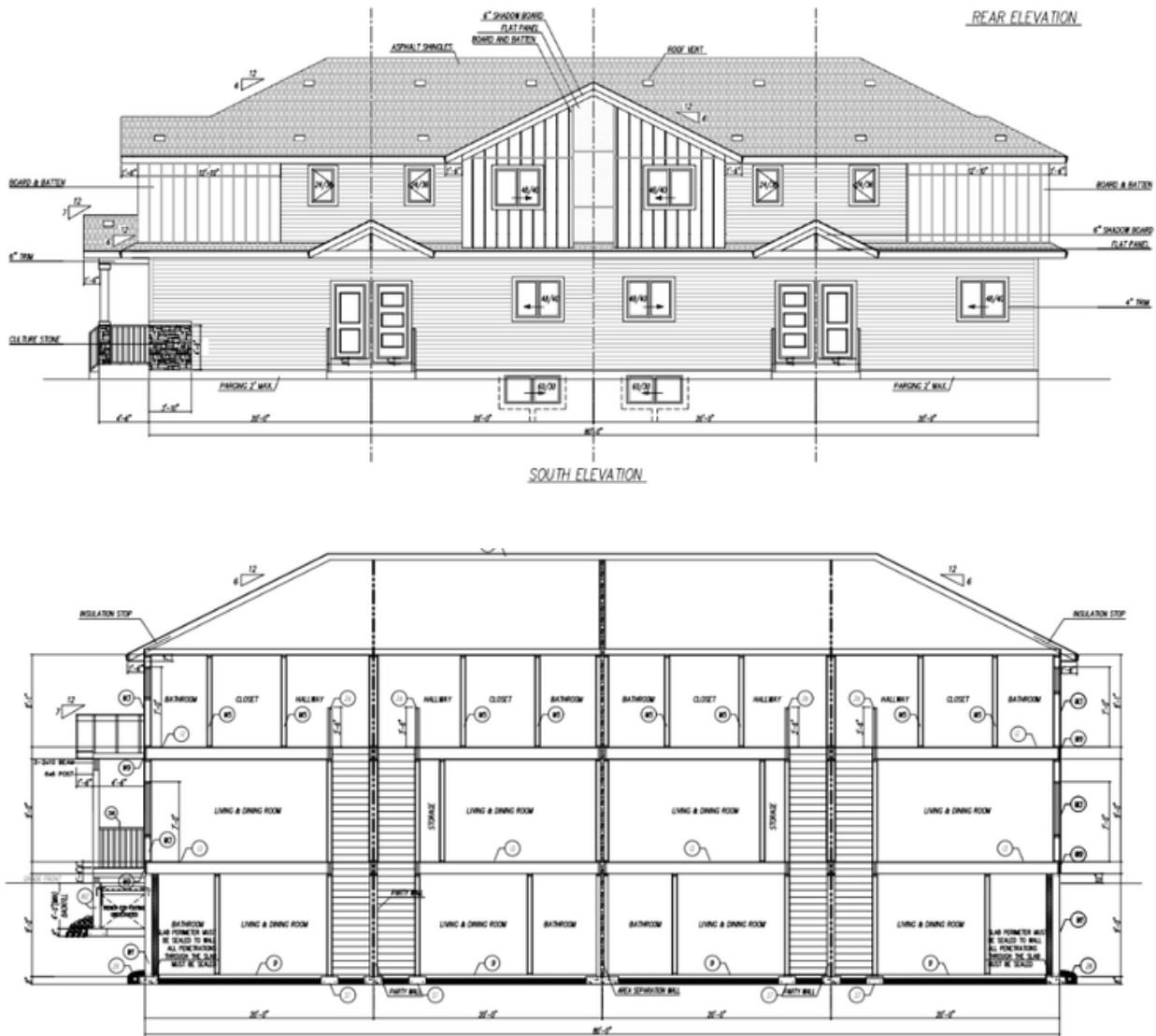
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PHOTO GALLERY



SITE PLAN



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