

\$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 79
Zoning Zone 18

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 November 18th, 2025 at 1:02pm MST