

## **\$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 | 105             |
| Zoning         | Zone 53         |

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Listing information last updated on June 15th, 2025 at 4:02pm MDT