

## \$2,650,000 - 10310 138 Street, Edmonton

MLS® #E4451716

**\$2,650,000**

4 Bedroom, 3.50 Bathroom, 4,862 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

The quality and location you would expect when a multi-million dollar home builder builds a multi family project. 8 plex with 4 basement suites ( 1 bed) 2 ( 3 bed) and 2 (2 bedroom) above grade. Over 100K in upgrades including Walkout basement, upgraded Windows, Kitchen Aid Appliances, iron elements, vinyl flooring, upgraded tile package, quartz, countertops and MUCH more. Proudly built by Varsity Homes Ltd.. Be the landlord that rents for the most in the desirable neighborhood of Glenora. This project qualifies for CMHC MLI select. This project also has separate electrical, gas and water meters as per MLI select requirements.

Built in 1948

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4451716      |
| Price          | \$2,650,000   |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 4,862         |
| Acres          | 0.00          |
| Year Built     | 1948          |
| Type           | Single Family |



|          |          |
|----------|----------|
| Sub-Type | 4PLEX    |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10310 138 Street |
| Area        | Edmonton         |
| Subdivision | Glenora          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 2J3          |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Sprinkler System-Fire, 9 ft. Basement Ceiling |
| Parking   | Quad or More Detached                         |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                              |
| Stories           | 3                                                                      |
| Has Suite         | Yes                                                                    |
| Has Basement      | Yes                                                                    |
| Basement          | Full, Finished                                                         |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Hardie Board Siding |
| Exterior Features | Schools, Shopping Nearby  |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Hardie Board Siding |
| Foundation        | Concrete Perimeter        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 27               |
| Zoning         | Zone 11          |

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 September 3rd, 2025 at 3:02pm MDT