

**\$2,790,000 - 10306/08/10/12 138 Street, Edmonton**

MLS® #E4435632

**\$2,790,000**

1 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 multifamily project. 8 plex with 4 basement suites (1) bedroom, 2(3) bedroom and 2 (2) bedroom) above grade Over 100K in Upgrades, including: Walkout Basement, Upgraded Windows, Commercial grade vinyl flooring, Upgraded tile package, upgraded Appliance's, counter tops and cabinetry, Iron Elements railing, Upgraded Hardy Board exterior and MUCH more! Arguably the most exclusive neighborhood , close to downtown, river valley, premier schools and surrounded by multimillion dollar homes! Proudly built by Varsity Homes.



Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | E4435632      |
| Price          | \$2,790,000   |
| Bedrooms       | 1             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 4,862         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |

Sub-Type 4PLEX  
Style 2 Storey  
Status Active

## Appliances

### Community Information

Address 10306/08/10/12 138 Street  
Area Edmonton  
Subdivision Glenora  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5N 2J3

### Amenities

Amenities Ceiling 9 ft., Hot Water Natural Gas  
Parking Quad or More Detached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Fan-Two  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Suite Yes  
Has Basement Yes  
Basement Full, Finished

### Exterior

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

### Additional Information

Date Listed May 9th, 2025  
Days on Market 53  
Zoning Zone 11



Samsung 28-inch W 15 cu. ft. Bottom Freezer Refrigerator in Stainless Steel, Counter Depth Model # RL150SSBASR



Samsung Over-The-Range Microwave 1.7 Cu.Ft. - ME17R7011ES/AC



Samsung 24" 55dB Built-In Dishwasher (DW80R2031US/AC)



Samsung 6.0 Cu Ft Convection Gas Range NX60A6511SS/AA



GE 5.9 Cu. Ft. Gas Washer & Dryer Laundry Centre (GUD27G5SMWW)

## Secondary Suite

Finishes are subject to change based on availability. Builder reserves the right to change to finishes of equal or higher value.

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