



**FOR SALE**

**REDUCED SALE PRICE:  
\$2,950,000**

# THE RESIDENCES

9542 142 STREET NW,  
EDMONTON, AB

**PREMIUM FOURPLEX  
INVESTMENT IN CRESTWOOD**

**FULLY LEASED!**

# PROPERTY HIGHLIGHTS

- **Prime Crestwood Location** – Situated in one of Edmonton’s most prestigious west-end neighborhoods, steps from the River Valley, MacKinnon Ravine, and top schools.
- **Modern Fourplex Investment** – Built in 2016, this premium multifamily property offers a turnkey opportunity with high-end finishes and strong tenant appeal.
- **Generous Lot Size** – Spanning 10,740 SF with DC2 zoning, providing long-term value and potential redevelopment flexibility.
- **Secure Underground Parking** – 10 heated stalls enhance convenience and attract quality tenants year-round.
- **Luxury Living Appeal** – Spacious units designed with style and comfort, ideally suited for professionals and families.
- **High-Demand Amenities Nearby** – Minutes from Crestwood Centre, West Edmonton Mall, downtown access, and major commuter routes.



# PROPERTY DETAILS



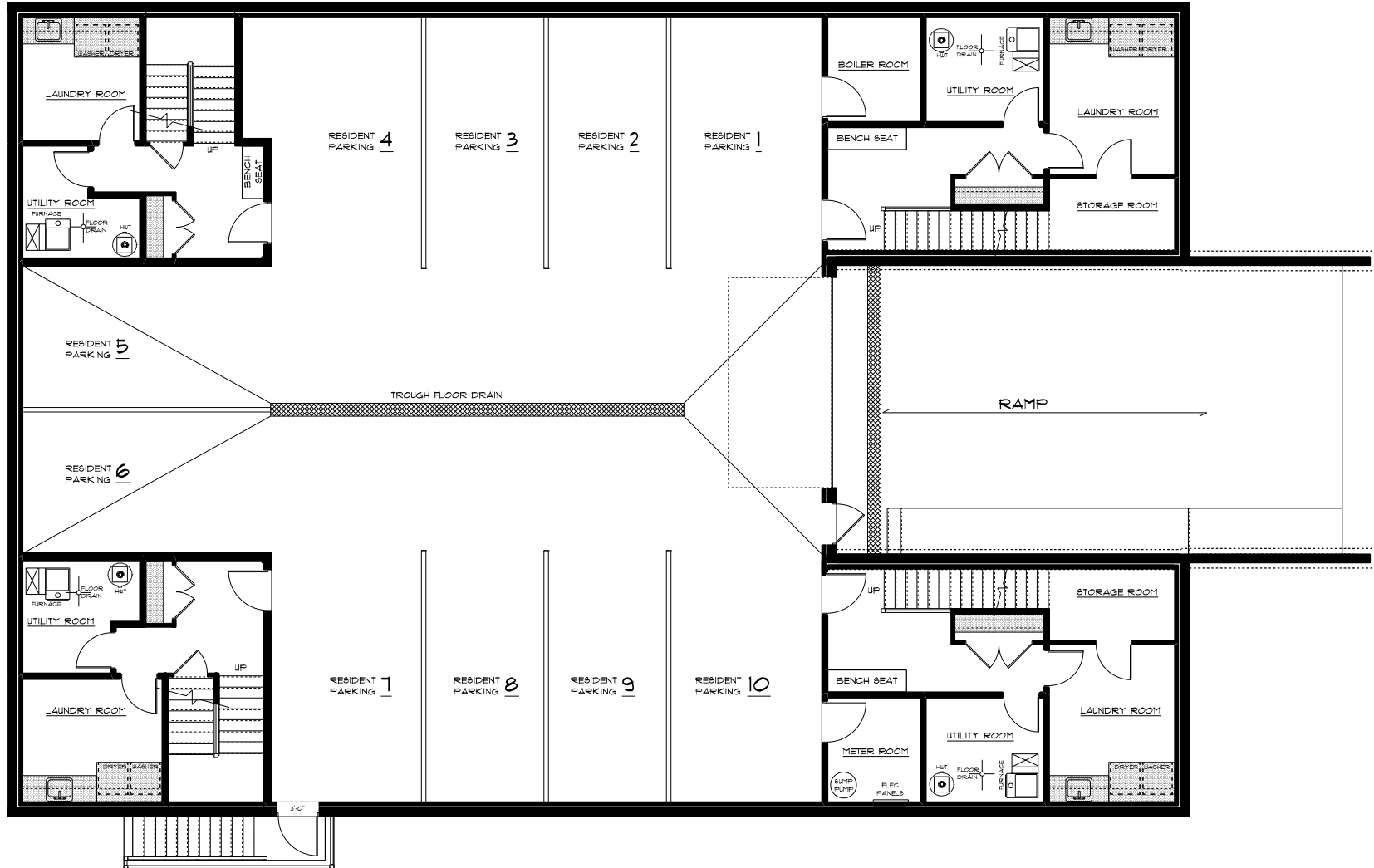
<b>Municipal Address</b>	9542 142 Street NW, Edmonton, AB
<b>Legal Description</b>	Plan 1623479 Unit 1-4
<b>Unit 1</b>	1,780 SF + 216 SF Basement
<b>Unit 2</b>	2,189 SF + 225 SF Basement
<b>Unit 3</b>	1,990 SF + 325 SF Basement
<b>Unit 4</b>	2,399 SF + 325 SF Basement
<b>REDUCED SALE PRICE</b>	\$2,950,000

# FLOOR PLAN

## BASEMENT

RESIDENCE ONE  
216 sqft

RESIDENCE THREE  
325 sqft



RESIDENCE TWO  
225 sqft

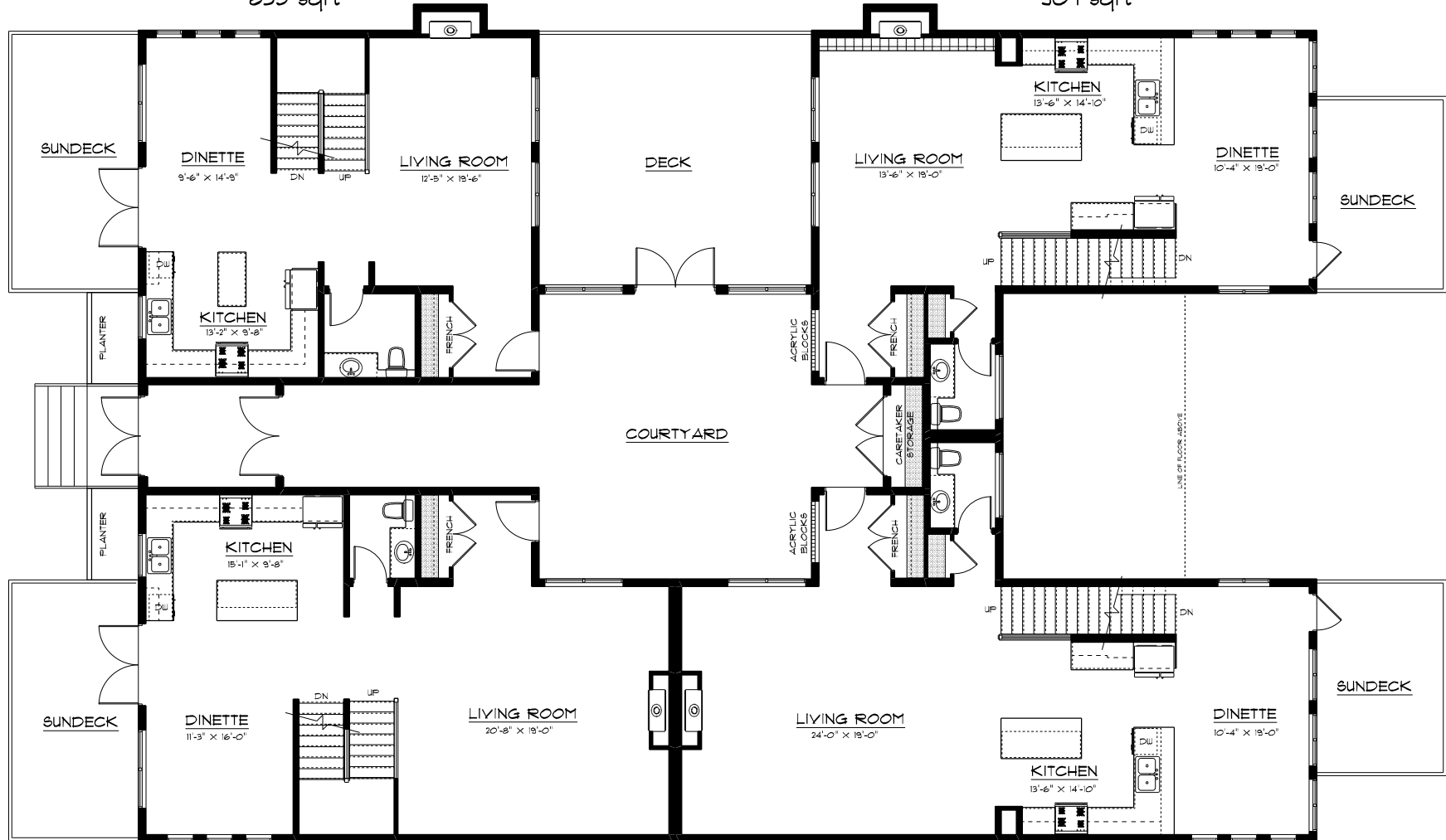
RESIDENCE FOUR  
325 sqft

# FLOOR PLAN

## MAIN FLOOR

RESIDENCE ONE  
835 sqft

RESIDENCE THREE  
907 sqft



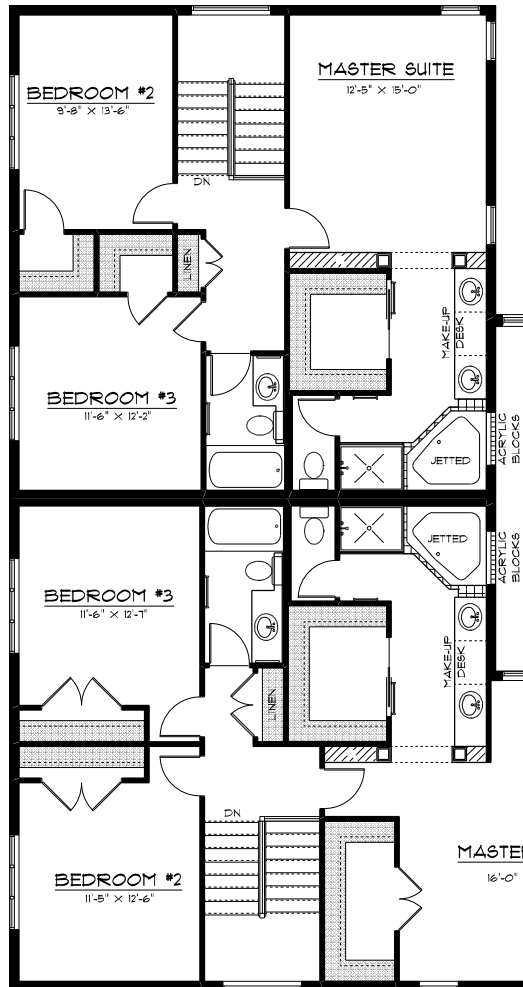
RESIDENCE TWO  
1034 sqft

RESIDENCE FOUR  
1106 sqft

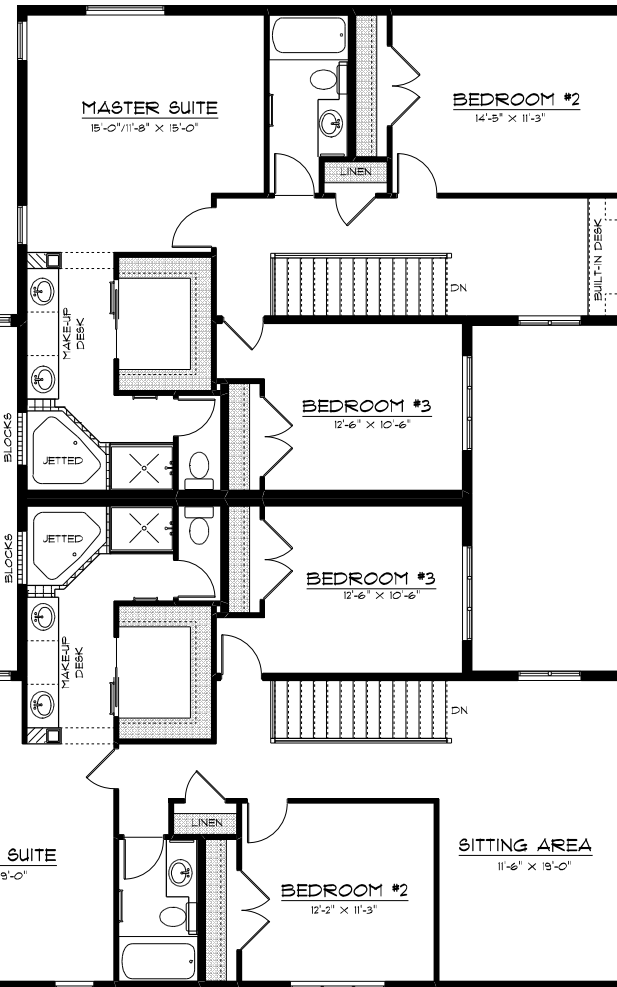
# FLOOR PLAN

## SECOND FLOOR

RESIDENCE ONE  
945 sqft



RESIDENCE THREE  
1083 sqft



RESIDENCE TWO  
1155 sqft

RESIDENCE FOUR  
1293 sqft

# AERIAL VIEW



## AREA DEMOGRAPHICS



### HOUSEHOLDS

1KM	3KM	5KM
2,055	29,895	92,520



### AVERAGE INCOME

1KM	3KM	5KM
\$223,978	\$135,038	\$116,844



### POPULATION

1KM	3KM	5KM
5,372	68,557	197,210



### VEHICLES PER DAY

142 Street: 20,008 VPD  
95 Avenue: 2,700 VPD



# KEEP IN TOUCH

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