



**CUSHMAN &
WAKEFIELD**
Edmonton

HAUPT PHANEUF
REAL ESTATE TEAM



FOR SALE

9542

CRESTWOOD · EDMONTON, ALBERTA

The Residences

9542 142 Street NW — a premium, fully-leased fourplex investment in Edmonton's established west end

OFFERED AT

\$2,950,000

PRICE REDUCED

FOURPLEX · FULLY LEASED
BUILT 2016 · DC2 ZONING

Presented by Haupt Phaneuf Real Estate Team (eXp Realty) in cooperation with Cushman & Wakefield Edmonton. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representations or warranties as to the condition of the property for properties in question.

THE OFFERING

01

A turnkey fourplex in prestigious Crestwood

A premium multifamily investment in one of Edmonton's most established west-end neighbourhoods. Built in 2016, 9542 142 Street NW is a fully-leased fourplex of spacious, high-finish residences with secure heated underground parking — an income-producing, turnkey hold just steps from the River Valley, MacKinnon Ravine, and top schools.

4

UNITS

2016

YEAR BUILT

10,740

LOT SQ FT

10

HEATED STALLS

FULLY LEASED · TURNKEY

Income in place

Four leased residences with strong tenant appeal — a stabilized, income-producing asset from day one, ideally suited to long-term investors.

OFFERED AT

\$2,950,000

Reduced from the original list price — a premium, purpose-built fourplex in a supply-constrained mature neighbourhood.



INTERIOR — ONE OF FOUR HIGH-FINISH RESIDENCES

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PROPERTY HIGHLIGHTS

02

Why 9542 142 Street

A rare combination of location, build quality, and stabilized income — the fundamentals that make a mature-neighbourhood fourplex a durable long-term hold.



Prime Crestwood location

Situated in one of Edmonton's most prestigious west-end neighbourhoods, 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 & DC2 zoning

Spanning 10,740 sq ft with DC2 zoning, providing long-term value and potential redevelopment flexibility, subject to municipal approvals.



Secure underground parking

Ten 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.

THE RESIDENCES

03

Four spacious residences

Each residence spans multiple finished levels with an open main floor, private bedrooms above, and additional finished basement space — high-end finishes throughout, designed for professionals and families alike.



LIVING ROOM — STONE GAS FIREPLACE & OPEN LIVING SPACE

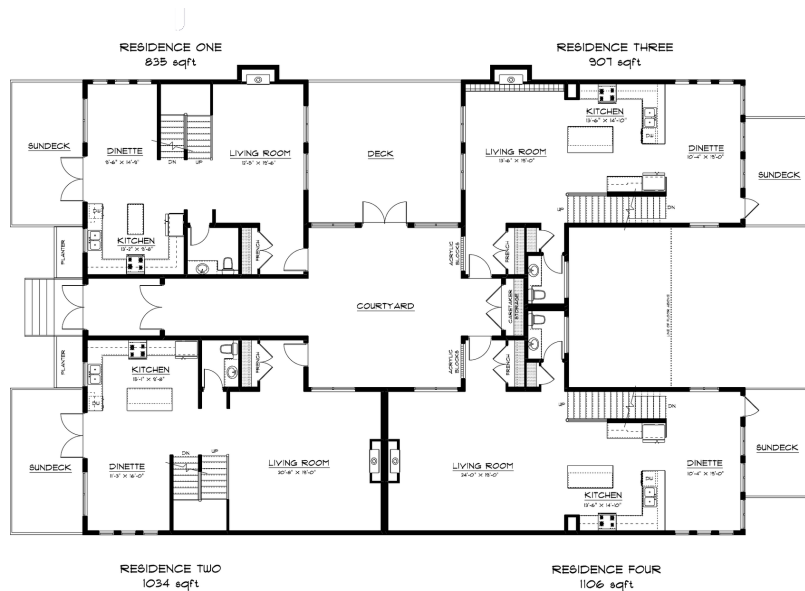
RESIDENCE	ABOVE GRADE	FINISHED BASEMENT
Unit 1	1,780 sq ft	216 sq ft
Unit 2	2,189 sq ft	225 sq ft
Unit 3	1,990 sq ft	325 sq ft
Unit 4	2,399 sq ft	325 sq ft

Legal description: Plan 1623479, Units 1–4. Areas approximate and to be verified by the purchaser.

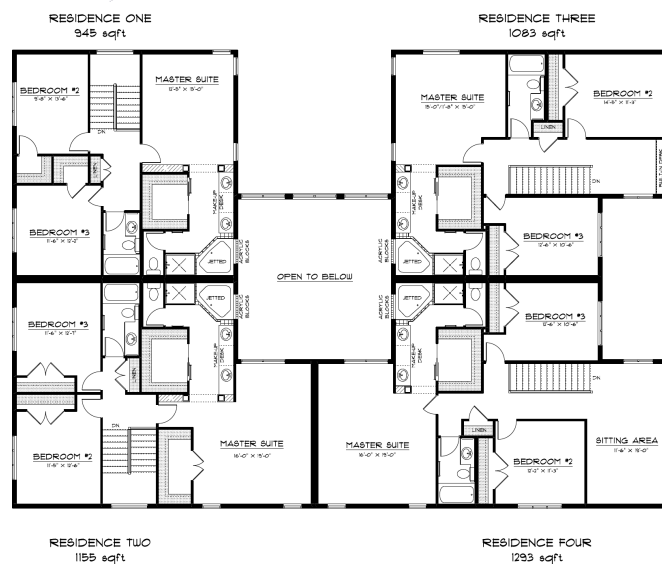
FLOOR PLANS

04

Main & second floor



MAIN FLOOR — FOUR RESIDENCES AROUND A CENTRAL COURTYARD



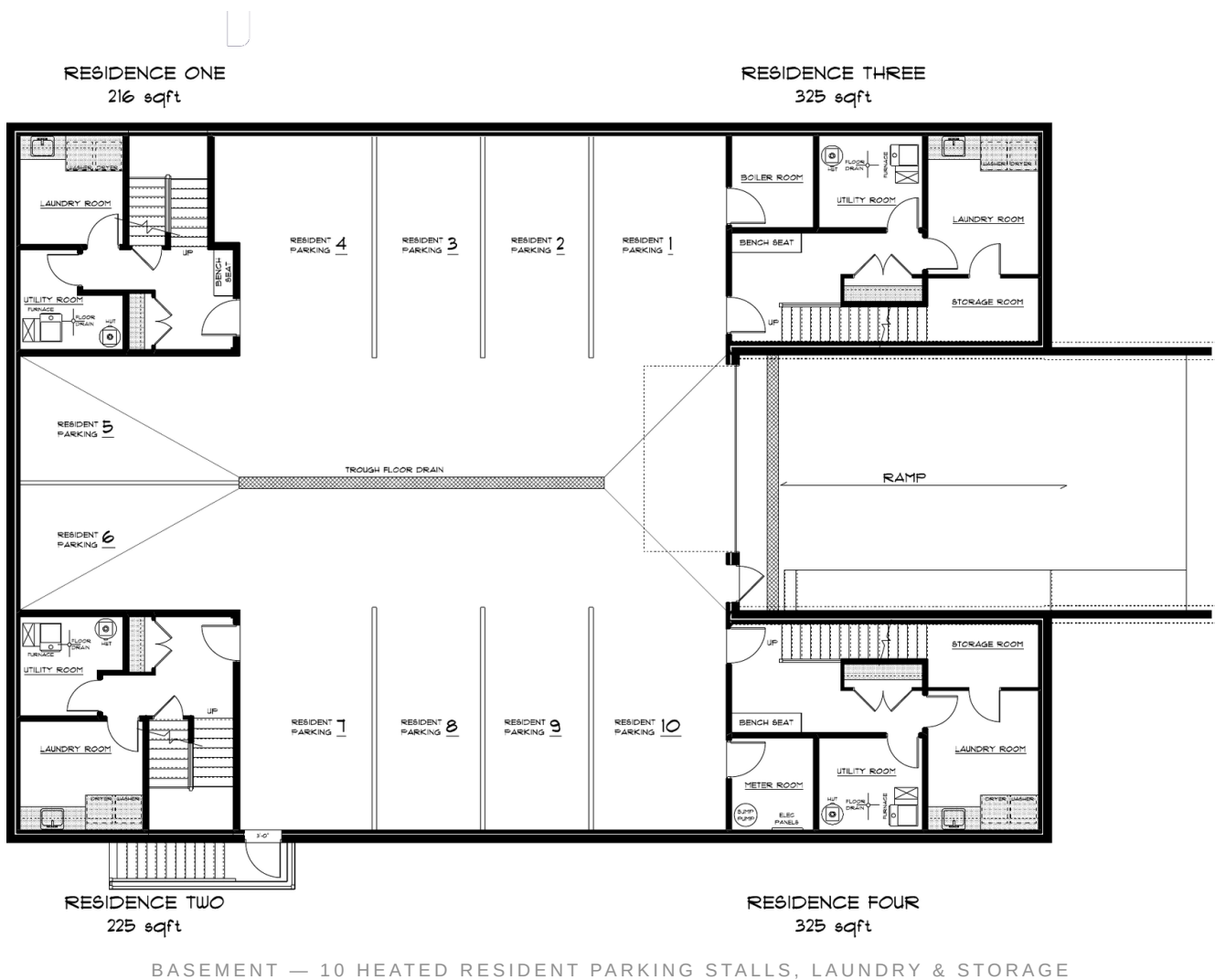
SECOND FLOOR — MASTER SUITES & BEDROOMS

FLOOR PLANS

05

Lower level & parking

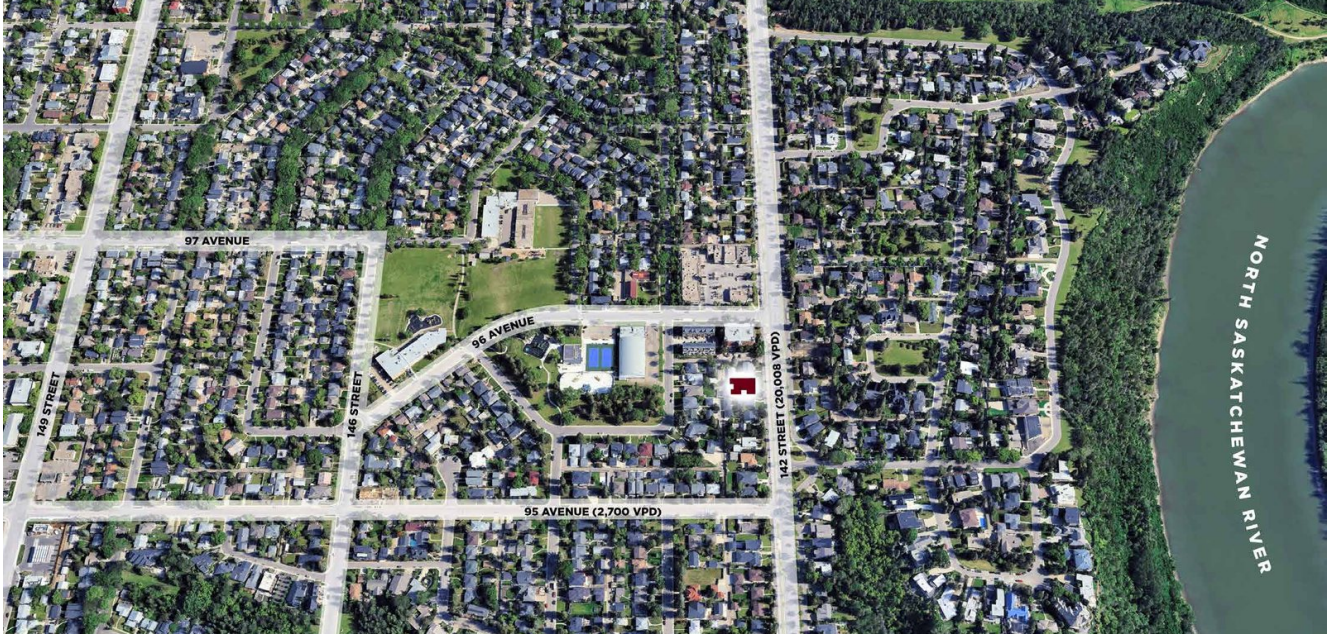
A secure lower level provides ten heated resident parking stalls plus dedicated laundry, storage, and utility rooms for each residence — a year-round convenience that supports strong tenant retention.



LOCATION & DEMOGRAPHICS

06

Crestwood & the west end



AERIAL — 9542 142 STREET NW, CRESTWOOD, BACKING THE NORTH SASKATCHEWAN RIVER VALLEY



HOUSEHOLDS

2,055 (1km) · **29,895** (3km) · **92,520** (5km)



AVERAGE INCOME

\$223,978 (1km) · **\$135,038** (3km) ·
\$116,844 (5km)



POPULATION

5,372 (1km) · **68,557** (3km) · **197,210** (5km)



VEHICLES PER DAY

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

PROPERTY FACTS

07

Specifications

Municipal address	9542 142 Street NW, Edmonton, AB	Property type	Fourplex (4 units)
Legal description	Plan 1623479, Units 1–4	Year built	2016
Neighbourhood	Crestwood	Lot size	10,740 sq ft
Zoning	DC2	Parking	10 heated underground stalls
Tenancy status	Fully leased	Offered at	\$2,950,000

RESIDENCE SIZES

Unit 1 1,780 sq ft + 216 sq ft basement	Unit 2 2,189 sq ft + 225 sq ft basement	Unit 3 1,990 sq ft + 325 sq ft basement
Unit 4 2,399 sq ft + 325 sq ft basement	Total above grade 8,358 sq ft (approx.)	Construction Purpose-built multifamily, 2016

PREMIUM FOURPLEX · \$2,950,000

Arrange a viewing

Showings are by appointment. For the full information package, financials, and to arrange a private tour, please reach out directly.

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