

# \$1,999,900 - 9607 72 Avenue, Edmonton

MLS® #E4456170

**\$1,999,900**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Hazeldean, Edmonton, AB

A RARE INVESTMENT OPPORTUNITY IN THE HEART OF HAZELDEAN, Edmonton’s favourite community! Nest Infills presents this ONE-OF-A-KIND modern 8-UNIT PRE-CONSTRUCTION development steps from the vibrant Ritchie Market and scenic Mill Creek Ravine Pathway System. Built for the investor, this mix includes 4 two-bed/1.5 bath units, and 4 one-bed/1 bath basement units. SMART, ENERGY-EFFICIENT SYSTEMS keep operating costs as low as \$95/mth, with superior insulation slashing winter utilities. Interiors feature QUARTZ counters, custom cabinetry, designer lighting, HRV, on-demand hot water, A/C installed, and smart tech including keyless entry & built-in WiFi. Landscaped green space, and select front porches enhance tenant experience. In Edmonton’s most walkable, high-demand neighbourhood—modern living engineered for maximum ROI.



Built in 2025

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4456170    |
| Price     | \$1,999,900 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |

|            |                         |
|------------|-------------------------|
| Year Built | 2025                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9607 72 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0Y7        |

### Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 17             |

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Listing information last updated on September 17th, 2025 at 7:02pm MDT