

**\$6,700,000 - 14035&14039 106 Ave Nw, Edmonton**

MLS® #E4457472

**\$6,700,000**

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

Glenora, Edmonton, AB

Designed with the CMHC MLI Select Program in mind, this purpose-built 19-unit townhome development in Glenora offers investors a rare opportunity in one of Edmonton’s most established neighbourhoods. Thoughtfully laid out across two buildings – one featuring attached-garage suites and the other modern street-front townhomes – the project delivers a total of 36 bedrooms and 19 full baths, built for long-term durability and strong rental appeal. Situated just off 142 Street and less than ten minutes to downtown, residents benefit from walkable access to schools, shops, parks, and the river valley. Glenora is consistently ranked among Edmonton’s top communities, with low vacancy and high demand for quality rental housing. With completion anticipated in early 2026, this project combines the advantages of MLI Select financing with prime location fundamentals, making it an exceptional addition to any investment portfolio.



**NERO II**

908 sq. ft. | 2 bedrooms + 1.5 bathrooms



Built in 2025

**Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | E4457472    |
| Price     | \$6,700,000 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |

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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 14035&14039 106 Ave Nw |
| Area        | Edmonton               |
| Subdivision | Glenora                |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5N 1B3                |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 49                   |
| Zoning         | Zone 11              |

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Listing information last updated on October 30th, 2025 at 9:32pm MDT