# \$2,250,000 - 8903 94 Avenue, Edmonton

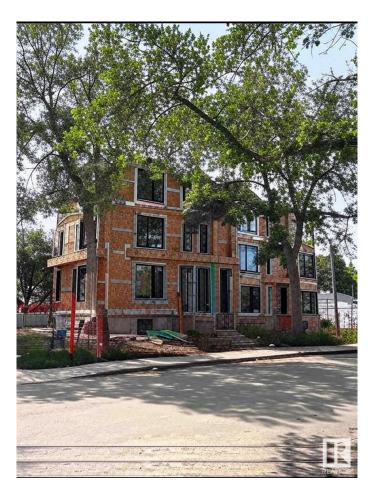
MLS® #E4448614

#### \$2,250,000

4 Bedroom, 5.00 Bathroom, 4,725 sqft Single Family on 0.00 Acres

Strathearn, Edmonton, AB

One of a kind 6plex. Each units is on 2 floors with 2 bedrooms. Upgraded windows, exterior, interior finishes, and design. Proudly built by varsity homes. Situated on a corner lot with ample parking and across a school playground and only a 2 minute walk to Strathearn LRT. This development has 6 electric/gas/water meters and common access mechanical room to comply with MLI CMHC standards. Pro forma of 6% makes it the ideal investment property.



Built in 2025

#### **Essential Information**

MLS® #	E4448614
Price	\$2,250,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	4,725
Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Tri-Plex
Style	3 Storey
Status	Active

## **Community Information**

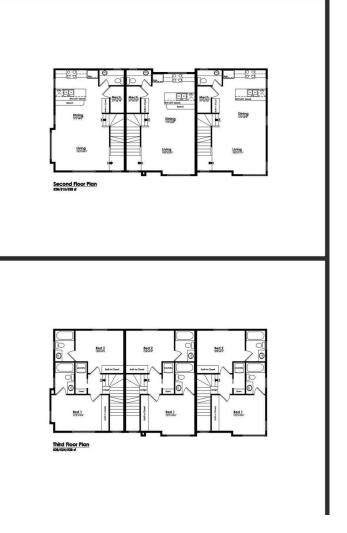
Address	8903 94 Avenue
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1W6

#### Amenities

Amenities	Infill Property
Parking	Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan,
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished



## Exterior

Exterior	Wood, Asphalt, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	July 18th, 2025
Days on Market	5
Zoning	Zone 18

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Listing information last updated on July 23rd, 2025 at 11:47am MDT