

\$1,749,900 - 8311 & 8313 76 Av Nw, Edmonton

MLS® #E4455616

\$1,749,900

5 Bedroom, 5.00 Bathroom, 3,054 sqft
Single Family

Avonmore, Edmonton, Alberta

Amazing Investment Opportunity with 6 Legal Units in prime south location. This newly built side by side duplex with legal basement suites and garage suites was tastefully designed with quality finishes. Each unit offers 3 beds up and a 2 bedroom legal basement suite accompanied by two garage suites to boost cash flow. One bedroom garage suites are a generous size offering open concept living and a balcony. In addition 4 single car garages below. Each unit is fully sustainable with its own laundry and utility services for the tenants to handle their own bills. Prime location close to Whyte Avenue, Bonnie Doon Mall, shopping and walking distance to LRT. (id:6289)

Built in 2024

Essential Information

Listing #	E4455616
Price	\$1,749,900
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Square Footage	3,054
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address 8311 & 8313 76 Av Nw



Subdivision	Avonmore
City	Edmonton
Province	Alberta
Postal Code	T6C0H9

Amenities

Features	See remarks
Parking	See Remarks

Interior

Appliances	See remarks
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Initia Real Estate
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