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

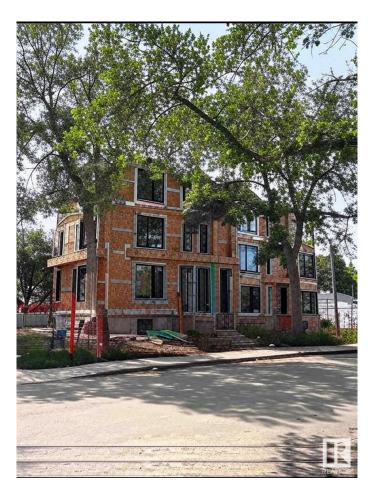
MLS® #E4448614

\$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

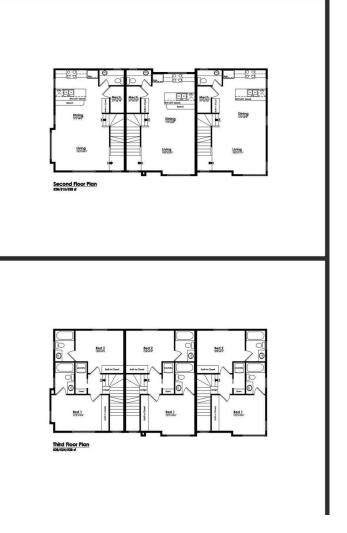
| Address | 8903 94 Avenue |
|-------------|----------------|
| Area | Edmonton |
| Subdivision | Strathearn |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 1W6 |
| | |

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 | 1 |
| Zoning | Zone 18 |

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Listing information last updated on July 19th, 2025 at 6:32am MDT