

## \$2,180,000 - 8903 94 Avenue, Edmonton

MLS® #E4451991

**\$2,180,000**

1 Bedroom, 3.50 Bathroom, 3,135 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

One of a kind 6plex. each unit is on 2 floors with 2 bedrooms, Upgraded Windows, exterior, interior and design. Proudly built by Varsity Homes Ltd. Situated on a corner lot with ample parking and only a 2 min walk to the 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® #         | E4451991      |
| Price          | \$2,180,000   |
| Bedrooms       | 1             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 3,135         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Tri-Plex      |
| Style          | 2 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        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Electric, Natural Gas                                                 |
| Stories           | 3                                                                                   |
| Has Suite         | Yes                                                                                 |
| Has Basement      | Yes                                                                                 |
| Basement          | Full, Finished                                                                      |

### **Exterior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 83               |
| Zoning         | Zone 18          |

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Listing information last updated on October 30th, 2025 at 4:02pm MDT