

## \$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	1
Zoning	Zone 18

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Listing information last updated on August 9th, 2025 at 5:17am MDT