$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. Â 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
Type	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

Second Floor Plan

Third Floor Plan

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	10
Zoning	Zone 18