\$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.



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 **ALBERTA** County

Province AB

Postal Code T6C 1W6

Amenities

Amenities Infill Property

Parking Triple Garage Detached

Interior

Interior Features ensuite bathroom

Dryer, Microwave Hood Fan, **Appliances**

Forced Air-1, Natural Gas Heating

3 **Stories**

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

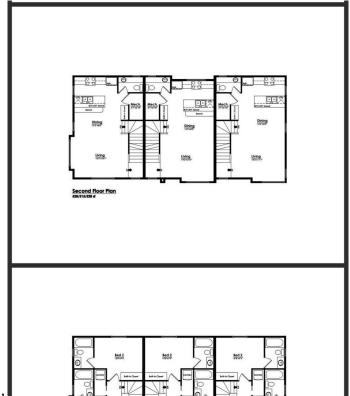
Date Listed July 18th, 2025

1 Days on Market

Zoning 7one 18

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Listing information last updated on July 19th, 2025 at 3:02am MDT



Third Floor Plan