

\$1,799,800 - 8311 & 8313 76 Avenue, Edmonton

MLS® #E4431824

\$1,799,800

5 Bedroom, 4.50 Bathroom, 3,054 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

Amazing Investment Opportunity with 6 Legal Units in prime south location. This newly built side by side duplex with legal basement suites and garage suites was tastefully designed with quality finishes. Each unit offers 3 beds up and a 2 bedroom legal basement suite accompanied by two garage suites to boost cash flow. One bedroom garage suites are a generous size offering open concept living and a balcony. In addition 4 single car garages below. Each unit is fully sustainable with its own laundry and utility services for the tenants to handle their own bills. Total monthly revenue of \$9200. Prime location close to Whyte Avenue, Bonnie Doon Mall, shopping and walking distance to LRT.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | E4431824 |
| Price | \$1,799,800 |
| Bedrooms | 5 |
| Bathrooms | 4.50 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,054 |
| Acres | 0.00 |
| Year Built | 2024 |



| | |
|----------|---------------------|
| Type | Single Family |
| Sub-Type | Duplex Side By Side |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 8311 & 8313 76 Avenue |
| Area | Edmonton |
| Subdivision | Avonmore |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0H9 |

Amenities

| | |
|-----------|-------------|
| Amenities | See Remarks |
| Parking | See Remarks |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 19th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 17 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 20th, 2025 at 5:02pm MDT