

# \$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	3
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 21st, 2025 at 11:47pm MDT