

# **\$2,450,888 - 9415 76 Street, Edmonton**

MLS® #E4417369

**\$2,450,888**

4 Bedroom, 12.00 Bathroom, 5,242 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

INVESTORS, Welcome to this unique, 8-Unit LEGAL 4 PLEX in the HEART of HOLYROOD! A+ TENANT PROFILE & LOW VACANCY! A TOTAL OF 16 BEDROOMS AND 16 BATHROOMS! A UPPER units are approx 1320 sq ft (200 sq ft bigger than most of these 4 plexs. This property is built to command TOP MARKET RENTS with upgraded insulation to keep utilities at an LOW! A Upon entry of each unit, you will be welcomed by a modern open concept, the main floor features chefs kitchen with SS appliances, living and dining space; Upstairs will be 3 well sized bedrooms, including the primary suite with ensuite, upstairs laundry. Separate entrance basement with 1 bed/1 bath legal suite with full kitchen. Average Rental income will be appx \$16K for the entire building. People have done air bnb for there basement @ \$2000/ month. A 4 OVERSIZED GARAGES. This INVESTMENT property truly HAS IT ALL! ALL APPLIANCES (8) , LANDSCAPING AND FENCING. A CMHC MLI SELECT program. Built by Castle Built homes, building since 2007. Project is in initial stages.



Built in 2025

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4417369    |
| Price  | \$2,450,888 |

|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 12.00         |
| Full Baths     | 12            |
| Square Footage | 5,242         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9415 76 Street |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2K7        |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Vinyl Windows, Infill Property |
| Parking Spaces | 6                              |
| Parking        | Quad or More Detached          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl, Hardie Board Siding  |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |   |
|--------------|---|
| Construction | Wood, Brick, Vinyl, Hardie Board Siding |
| Foundation   | Concrete Perimeter                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 8th, 2025 |
| Days on Market | 98                |
| Zoning         | Zone 18           |

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Listing information last updated on April 16th, 2025 at 10:17am MDT