

# \$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 9:47pm MDT