

# \$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
Zoning	Zone 17

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