

\$2,180,000 - 8903 94 Avenue, Edmonton

MLS® #E4451991

\$2,180,000

1 Bedroom, 3.50 Bathroom, 3,135 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

One of a kind 6plex. each unit is on 2 floors with 2 bedrooms, Upgraded Windows, exterior, interior and design. Proudly built by Varsity Homes Ltd. Situated on a corner lot with ample parking and only a 2 min walk to the LRT. This development has 6 electric/gas water meters and common access mechanical room to comply with MLI CMHC standards. pro Forma of 6% makes it the ideal investment property.

Built in 2025

Essential Information

MLS® #	E4451991
Price	\$2,180,000
Bedrooms	1
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,135
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Tri-Plex
Style	2 Storey
Status	Active

Community Information

Address 8903 94 Avenue



Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1W6

Amenities

Amenities	Infill Property
Parking	Triple Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	69
Zoning	Zone 18

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 October 16th, 2025 at 2:47pm MDT