

\$1,699,000 - 11436 78 Ave, Edmonton

MLS® #E4421235

\$1,699,000

5 Bedroom, 3.50 Bathroom, 1,244 sqft

Single Family on 0.00 Acres

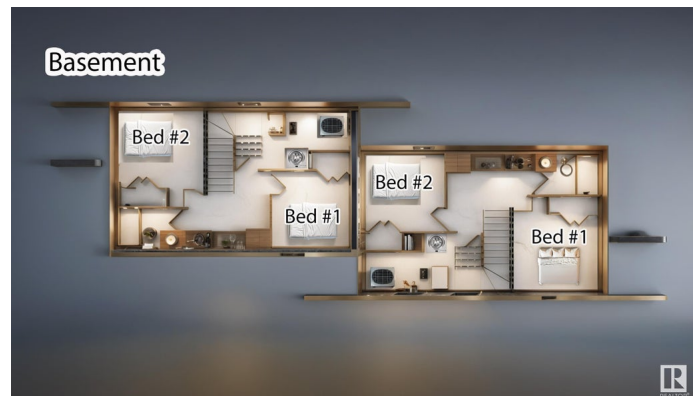
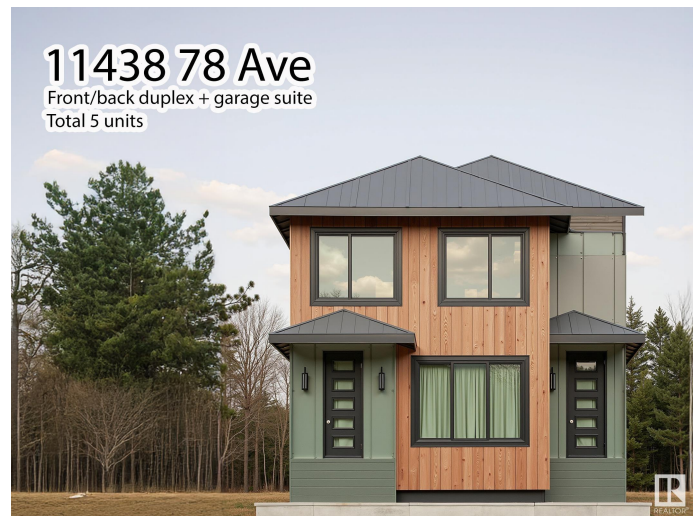
McKernan, Edmonton, AB

University Alberta property investor! Front & Back Duplex in total of 5 units: Front & Back units(3beds each), two basement units(2beds each), and one garage suite(2 beds). The property is projected to generate approximately \$114,600 in annual gross rent and cap rate of 4.65%. Including all appliances, landscaping, and 2 single detached garages. Walk to train (LRT) station and 2 stops to University of Alberta. The project is estimated to be completed in the at the end of 2025. Suitable CMHC MLI Select program. Currently DP permit. Photos are 3D rendering for illustration purpose only.

Built in 2025

Essential Information

MLS® #	E4421235
Price	\$1,699,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,244
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Duplex Front and Back



Style 2 Storey
Status Active

Community Information

Address 11436 78 Ave
Area Edmonton
Subdivision McKernan
City Edmonton
County ALBERTA
Province AB
Postal Code T6G 0N3

Amenities

Amenities Ceiling 9 ft.
Parking Spaces 2
Parking Single Garage Detached

Interior

Interior Features ensuite bathroom
Appliances See Remarks
Heating Forced Air-1, Natural Gas
Stories 3
Has Suite Yes
Has Basement Yes
Basement Full, Finished

Exterior

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

Additional Information

Date Listed February 12th, 2025
Days on Market 74
Zoning Zone 15

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Listing information last updated on April 27th, 2025 at 3:47am MDT