

Courtesy Of Paolo Chiaselotti Of MaxWell Progressive

\$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 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 86
Zoning Zone 18

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Listing information last updated on April 4th, 2025 at 1:17pm MDT