

# \$1,749,900 - 8311 & 8313 76 Avenue, Edmonton

MLS® #E4455616

**\$1,749,900**

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. Prime location close to Whyte Avenue, Bonnie Doon Mall, shopping and walking distance to LRT.

Built in 2024

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4455616      |
| Price          | \$1,749,900   |
| 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        | Air Conditioning-Central, See Remarks |
| Heating           | Forced Air-1, Natural Gas             |
| Stories           | 3                                     |
| Has Suite         | Yes                                   |
| 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    | September 1st, 2025 |
| Days on Market | 34                  |
| Zoning         | Zone 17             |

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Listing information last updated on October 5th, 2025 at 6:02pm MDT