# \$1,850,000 - 14816 93 Avenue, Edmonton

MLS® #E4448785

# \$1,850,000

3 Bedroom, 3.50 Bathroom, 3,760 sqft Single Family on 0.00 Acres

Parkview, Edmonton, AB

SEPERATED UTILITIES! Brand new 3Plex featuring 3 legal basement suites for a total of 6 units is a great addition to any real estate portfolio. This high end building is not your typical 3plex building & features the highest end of finishings on the interior & exterior. White exterior board & batten siding is complimented by stunning black hardie board panel. Main floor features include luxury vinyl plank, designer lighting, designer plumbing, upgraded kitchen cabinets, iron railings, 9 ft ceilings, quartz tops throughout all floors, & much more. All Upper floors feat. 2 master bedrooms with custom tiled showers/baths. All units feature a full set of appliances (including washer & dryer) in all units. These units are between 4-6 ft wider than the standard 4plex units. The property comes fully landscaped & features 3 single garages & a full parking pad for additional parking. Parkview is highly sought after and is only minutes to golf course and the downtown core. RENTAL INCOME ESTIMATED AT \$10,800/MONTH.





Built in 2025

#### **Essential Information**

MLS® # E4448785 Price \$1,850,000

Bedrooms 3

Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 3,760 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Tri-Plex
Style 2 Storey
Status Active

# **Community Information**

Address 14816 93 Avenue

Area Edmonton
Subdivision Parkview
City Edmonton
County ALBERTA

Province AB

Postal Code T5R 5G9

## **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior

Walls- 2"x6", Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, See Remarks, 9 ft.

**Basement Ceiling** 

Parking Triple Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplaces Insert

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Corner Lot, Flat Site, Golf Nearby, Landscaped, Level Land,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 19th, 2025

Days on Market 105

Zoning Zone 10

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