

Virtual 3D rendering photo  
illustration purpose only



11323 76 Avenue Edmonton AB

\$2,050,000

ATTENTION INVESTORS!! chance to own a stunning University of Alberta 4plex Townhouse next to LRT. This brand new "4plex townhouse" with legal suites make total of "6 units + Bonus". This property is perfect for the CMHC MLI SELECT PROGRAM. Architecturally designed & includes 14 bedrooms, 12 bathrooms - 2 two-bedroom units, 2 three-bedroom units, 2 one-bedroom basement rental suites & "(Bonus) 2 one-bedroom finished basements". The property is projected to generate approximately \$146,400 in annual gross rent and cap rate of 4.84%. Fully finished and equipped with all appliances and landscaping. Located facing McKernan School, and only a 2-minute walk to the LRT station. Currently DP stage and estimated completion Summer 2025.

Listing Presented By:



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