

# **\$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	7
Zoning	Zone 10

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Listing information last updated on July 26th, 2025 at 2:32pm MDT