

## **\$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 | 17              |
| Zoning         | Zone 10         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 5:02am MDT