

Courtesy Of Paolo Chiaselotti Of MaxWell Progressive

# \$2,450,888 - 9415 76 Street, Edmonton

MLS® #E4417369

**\$2,450,888**

4 Bedroom, 12.00 Bathroom, 5,242 sqft  
Single Family on 0.00 Acres

Holyrood, Edmonton, AB

INVESTORS, Welcome to this unique, 8-Unit LEGAL 4 PLEX in the HEART of HOLYROOD! A+ TENANT PROFILE & LOW VACANCY! A TOTAL OF 16 BEDROOMS AND 16 BATHROOMS! A A UPPER units are approx 1320 sq ft (200 sq ft bigger than most of these 4 plexs. This property is built to command TOP MARKET RENTS with upgraded insulation to keep utilities at an LOW! A Upon entry of each unit, you will be welcomed by a modern open concept, the main floor features chefs kitchen with SS appliances, living and dining space; Upstairs will be 3 well sized bedrooms, including the primary suite with ensuite, upstairs laundry. Separate entrance basement with 1 bed/1 bath legal suite with full kitchen. Average Rental income will be appx \$16K for the entire building. People have done air bnb for there basement @ \$2000/ month. A 4 OVERSIZED GARAGES. This INVESTMENT property truly HAS IT ALL! ALL APPLIANCES (8) , LANDSCAPING AND FENCING. A CMHC MLI SELECT program. Built by Castle Built homes, building since 2007. Project is in initial stages.



Built in 2025

## Essential Information

MLS® #	E4417369
Price	\$2,450,888

Bedrooms	4
Bathrooms	12.00
Full Baths	12
Square Footage	5,242
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### **Community Information**

Address	9415 76 Street
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2K7

### **Amenities**

Amenities	Vinyl Windows, Infill Property
Parking Spaces	6
Parking	Quad or More Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Brick, Vinyl, Hardie Board Siding  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 8th, 2025  
Days on Market 98  
Zoning Zone 18

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 April 16th, 2025 at 9:32am MDT