

# \$1,699,000 - 11436 78 Ave, Edmonton

MLS® #E4421235

**\$1,699,000**

5 Bedroom, 3.50 Bathroom, 1,244 sqft  
Single Family on 0.00 Acres

McKernan, Edmonton, AB

University Alberta property investor! Front & Back Duplex in total of 5 units: Front & Back units(3beds each), two basement units(2beds each), and one garage suite(2 beds). The property is projected to generate approximately \$114,600 in annual gross rent and cap rate of 4.65%. Including all appliances, landscaping, and 2 single detached garages. Walk to train (LRT) station and 2 stops to University of Alberta. The project is estimated to be completed in the at the end of 2025. Suitable CMHC MLI Select program. Currently DP permit. Photos are 3D rendering for illustration purpose only.

Built in 2025

## Essential Information

MLS® #	E4421235
Price	\$1,699,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,244
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Duplex Front and Back



Style	2 Storey
Status	Active

### Community Information

Address	11436 78 Ave
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0N3

### Amenities

Amenities	Ceiling 9 ft.
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 12th, 2025
Days on Market	66
Zoning	Zone 15

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