

\$2,299,000 - 8943 95 Avenue, Edmonton

MLS® #E4466002

\$2,299,000

4 Bedroom, 3.50 Bathroom, 4,284 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Luxury 4plex in Desirable Strathearn | 7 Fully Self-Contained Units | High-End Finishes Throughout. An exceptional investment opportunity in one of Edmonton's most sought-after neighborhoods. This MLI Select™-approved luxury 4plex is steps from the LRT and features 4 spacious townhomes, each with a separately metered basement suite, for a total of 7 legal units. Stunning curb appeal with brick and Hardie exterior, landscaping, and large windows. Interiors showcase premium flooring and modern high-end finishes throughout. Basement suites include private entrances and dedicated mechanical rooms for added privacy. Offering 6,472 sq. ft. of refined living space with luxury vinyl on main and lower levels, plush carpet upstairs, 9-ft ceilings, feature walls with fireplaces, flat-panel kitchens with quartz counters, and sleek tile baths. Energy-smart design includes solar roof vents, 97% high-efficiency furnaces, and electric water heaters. Construction has started; target completion in July 2026.

Built in 2025

Essential Information

MLS® #	E4466002
Price	\$2,299,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,284
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	8943 95 Avenue
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1Z2

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke
Parking	Parking Pad Cement/Paved

Interior

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

Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 17th, 2025
Days on Market	1
Zoning	Zone 18

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Listing information last updated on November 18th, 2025 at 1:02pm MST