

**\$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 Suite         | Yes                       |
| 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 | 77                  |
| Zoning         | Zone 15             |

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 30th, 2025 at 7:32am MDT