

## \$699,900 - 8808/10 128 Avenue, Edmonton

MLS® #E4439757

**\$699,900**

8 Bedroom, 4.00 Bathroom, 1,465 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Sitting on a 50x150 corner lot, this fully tenanted legal 4-plex in Killarney is a prime investment opportunity with turn-key income and long-term equity growth. With over 2700 sq ft of livable space, recent updates, stable rental demand, and a split double garage, it offers strong cash flow and future potential. The utility rooms are separate from the basement units, greatly simplifying property management. Positioned near 82 St, 97 St, Yellowhead Trail, and 128 Ave, tenants enjoy easy access to major routes, schools, and transit. Each unit is leased with consistent rental income, and investors can optimize expenses and increase rents over time. Future development potential for a 10-unit build adds even more value to this centrally located property. Whether you're building your portfolio or planning for redevelopment, this one stands out.

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439757  |
| Price          | \$699,900 |
| Bedrooms       | 8         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,465     |



|            |                     |
|------------|---------------------|
| Acres      | 0.00                |
| Year Built | 1959                |
| Type       | Single Family       |
| Sub-Type   | Duplex Side By Side |
| Style      | Bungalow            |
| Status     | Active              |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 8808/10 128 Avenue |
| Area        | Edmonton           |
| Subdivision | Killarney          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 0G6            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-2, Natural Gas |
| Stories      | 2                         |
| Has Suite    | Yes                       |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Vinyl                        |
| Exterior Features | Back Lane, Corner Lot, See Remarks |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Vinyl                        |
| Foundation        | Concrete Perimeter                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 16             |

## Zoning

## Zone 02

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