# \$739,900 - 8808/10 128 Avenue, Edmonton

MLS® #E4426279

### \$739.900

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® # E4426279

Price \$739,900

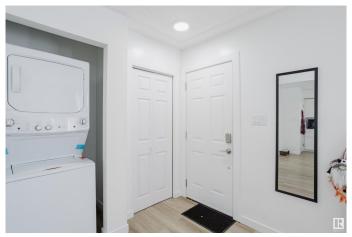
Bedrooms 8

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 On Street Parking, Detectors Smoke, Hot Water Natural Gas, Walk-up

Basement, 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 March 18th, 2025

Days on Market 44

Zoning Zone 02

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Listing information last updated on May 1st, 2025 at 6:17pm MDT