

## \$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 46

Zoning Zone 02

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 May 3rd, 2025 at 1:32pm MDT