

\$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 | 11 |
| Parking | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Corner Lot, Public Transportation, Shopping Nearby, See Remarks, Partially Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|------------------|
| Date Listed | March 18th, 2025 |
|-------------|------------------|

Days on Market 16

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 April 3rd, 2025 at 2:32pm MDT