

## \$769,000 - 8504 121 Avenue, Edmonton

MLS® #E4459404

**\$769,000**

10 Bedroom, 4.00 Bathroom, 2,551 sqft

Single Family on 0.00 Acres

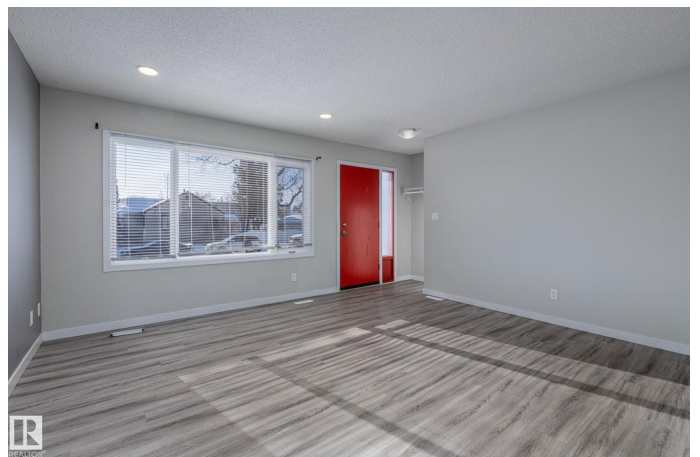
Eastwood, Edmonton, AB

4 LEGAL SUITES! 10 Bedrooms side by side DUPLEX and a DOUBLE GARAGE! Located on a 50x148 Sq ft CORNER Unit! COMPLETELY RENOVATED with 4 redone kitchens, S/S appliances, redone bathrooms, new flooring, paint and baseboards. Other improvements include a 2011 roof, Vinyl Windows, high efficiency furnaces, 100 AMP electrical panels for each side, plus 2 fenced yards. This is the perfect, turnkey, buy and hold, w/ a long term land play! Located on a 90 degree corner lot with a boulevard and city sidewalks, back alley access from the side of the property, a nearby fire hydrant, and electrical lines on your side of the alleyway. This Property is also great for cash flow with a gross total Monthly rental income is \$7200+ and total monthly costs traditionally floating around 2200-2600 / month, taking into consideration a vacancy rate of 5%, this property has an NOI of approximately 54-55k / year. This property has a Cap rate of OVER 7% at the current list price. A MUST SEE!

Built in 1970

### Essential Information

MLS® #	E4459404
Price	\$769,000
Bedrooms	10



Bathrooms	4.00
Full Baths	4
Square Footage	2,551
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### **Community Information**

Address	8504 121 Avenue
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 0Z2

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Dog Run-Fenced In, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Low Maintenance Landscape, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 20th, 2025
Days on Market	9
Zoning	Zone 05

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Listing information last updated on September 29th, 2025 at 5:18pm MDT