# \$850,000 - 8504 121 Avenue, Edmonton

MLS® #E4422998

#### \$850.000

10 Bedroom, 4.00 Bathroom, 2,551 sqft Single Family on 0.00 Acres

Eastwood, Edmonton, AB

LEGALLY SUITED! 10 Bedrooms side by side DUPLEX and a DOUBLE GARAGE! Located on a 50x148 Sq ft CORNER Unit! COMPLETELY RENOVATED with 4 high end kitchens, Stainless Steel 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 opportunity, with a long term land play! Located on a 90 degree corner lot with a boulevard and city sidewalks on both sides of the lot, back alley access from the side of the property, a nearby fire hydrant, and electrical lines on your side of the alleyway - all these factors make for a simple low cost future 4 plex development site!

Built in 1970

## **Essential Information**

MLS® # E4422998 Price \$850,000

Bedrooms 10 Bathrooms 4.00

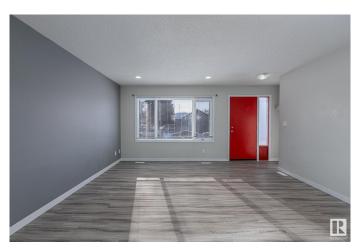
Full Baths 4

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 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 February 26th, 2025

Days on Market 54

# Zoning Zone 05

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 21st, 2025 at 7:32am MDT