

\$769,000 - 8504 121 Avenue, Edmonton

MLS® #E4459404

\$769,000

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

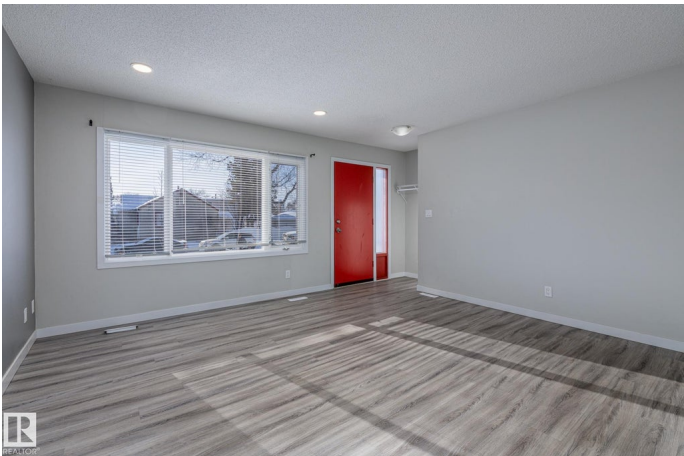
Eastwood, Edmonton, AB

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 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! Other perks include a
high NOI with an assumable 2.63% mortgage!

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 8

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 September 28th, 2025 at 2:32am MDT