

# \$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 | 53                  |

## Zoning

## Zone 05

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Listing information last updated on April 20th, 2025 at 5:32am MDT