

## \$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 | 34                   |
| Zoning         | Zone 05              |

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Listing information last updated on October 24th, 2025 at 1:02am MDT