

\$2,400,000 - 12936 12940 118 Avenue, Edmonton

MLS® #E4428104

\$2,400,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Sherbrooke, Edmonton, AB

Investor Alert! This 19-unit property is a fantastic investment opportunity, featuring 12 units in the South Wood Frame Building and 7 legal units and 1 non-conforming unit in the North Concrete Block Building, with a 5-bay garage at the rear. Situated on a large lot in Sherbrooke, just off St. Albert Trail and minutes from Westmount Mall, this property offers a prime location. The mix includes 13 one-bedroom, 6 two-bedroom units and 1 non-conforming bachelor.

Built in 1955

Essential Information

MLS® #	E4428104
Price	\$2,400,000
Bathrooms	0.00
Acres	0.00
Year Built	1955
Type	Multi-Family Commercial
Status	Active

Community Information

Address	12936 12940 118 Avenue
Area	Edmonton
Subdivision	Sherbrooke
City	Edmonton
County	ALBERTA



Province	AB
Postal Code	T5L 2L4

Exterior

Exterior	Block, Wood Frame, See Remarks
Construction	Block, Wood Frame, See Remarks

Additional Information

Date Listed	March 28th, 2025
Days on Market	33
Zoning	Zone 04

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 30th, 2025 at 6:02am MDT