# \$2,099,000 - 8126 77 Avenue, Edmonton

MLS® #E4453714

### \$2,099,000

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

King Edward Park, Edmonton, AB

COMPLETING LATE SUMMER 2026 – A rare opportunity in King Edward Park to acquire a newly built, income-generating 8-unit 4plex designed for long-term performance and strong returns. Spanning over 4,900+ sq ft, this high-quality build offers 19 bedrooms & 12 bathrooms, with premium finishes throughoutâ€"luxury vinyl plank, quartz counters, stainless steel appliances, 9 ft ceilings, and upgraded fixtures. Each upper unit includes 3 beds, 2 baths & in-suite laundry, while basement suites are fully self-contained 2 bed, 1 bath legal units with separate entries, full kitchens, and laundry. Estimated rents over \$13,500/month, making this asset ideal for CMHC MLI SELECT. A turnkey multi-family investment built to outperform.



### **Essential Information**

MLS® # E4453714 Price \$2,099,000

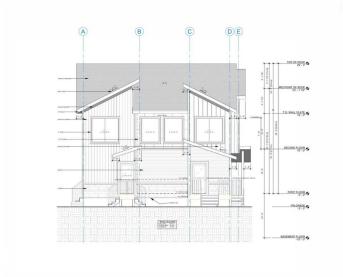
Bathrooms 0.00 Acres 0.00 Year Built 2025

Type Multi-Family Commercial

Status Active







## **Community Information**

Address 8126 77 Avenue

Area Edmonton

Subdivision King Edward Park

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 0L2

### **Exterior**

Exterior Wood Frame
Construction Wood Frame

### **Additional Information**

Date Listed August 19th, 2025

Days on Market 1

Zoning Zone 17

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 August 20th, 2025 at 3:32am MDT