

## \$398,000 - 8507 8509 128 Avenue, Edmonton

MLS® #E4458038

**\$398,000**

5 Bedroom, 2.00 Bathroom, 1,127 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Well maintained Up / Down Duplex on a massive 50x150 CORNER LOT! 3 Beds up, 2 Beds down, huge yard with multiple gardens and an AMAZING Pear Tree! This opportunity is perfect for a large family, investor, or to rent either half for a major mortgage helper. Excellent value under \$400k in a great location in Killarney. Many upgrades over the years include kitchen cabinets, newer furnaces, vinyl windows. Close to the Yellowhead, 97 and 82 Streets for fast access to all areas, shopping, schools, Daycares, transit and more. Minutes to Kingsway Mall and NAIT. There is 220 power in double partitioned garage and the home is built with 2x6 construction

Built in 1958

### Essential Information

|                |                    |
|----------------|--------------------|
| MLS® #         | E4458038           |
| Price          | \$398,000          |
| Bedrooms       | 5                  |
| Bathrooms      | 2.00               |
| Full Baths     | 2                  |
| Square Footage | 1,127              |
| Acres          | 0.00               |
| Year Built     | 1958               |
| Type           | Single Family      |
| Sub-Type       | Duplex Up And Down |



|        |                 |
|--------|-----------------|
| Style  | Raised Bungalow |
| Status | Active          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8507 8509 128 Avenue |
| Area        | Edmonton             |
| Subdivision | Killarney            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5E 0E9              |

### Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4                                                                                                                             |
| Parking        | Double Garage Detached, Rear Drive Access, See Remarks                                                                        |

### Interior

|              |                                                    |
|--------------|----------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-2, Natural Gas                          |
| Stories      | 2                                                  |
| Has Basement | Yes                                                |
| Basement     | Full, Finished                                     |

### Exterior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                 |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Paved Lane, Private Setting, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Vegetable Garden, See Remarks |
| Lot Description   | as per geojet                                                                                                                                                                               |
| Roof              | Asphalt Shingles                                                                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                                          |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Princeton Delton St Jerard |
| Middle     | St Cecilia Parkdale        |
| High       | Queen Elizabeth, O'Leary   |

**Additional Information**

Date Listed               September 16th, 2025  
Days on Market        2  
Zoning                    Zone 02

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