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

MLS® #E4439695

\$2,099,000

5 Bedroom, 3.50 Bathroom, 4,904 sqft Single Family 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® # E4439695 Price \$2,099,000

Bedrooms 5

Bathrooms 3.50

Full Baths 3

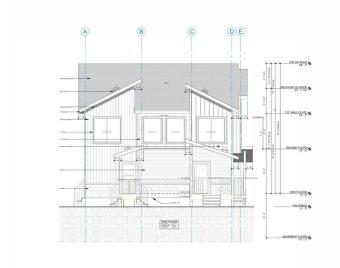
Half Baths 1

Square Footage 4,904

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type 4PLEX

Style Bungalow

Status Active

Community Information

Address 8126 77 Avenue

Area Edmonton

Subdivision King Edward Park

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 0L2

Amenities

Amenities Ceiling 9 ft., 9 ft. Basement Ceiling

Parking Parking Pad Cement/Paved

Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Avonmore School

Middle Kenilworth School

High MCNALLY SCHOOL

Additional Information

Date Listed May 30th, 2025

Days on Market 98

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 September 5th, 2025 at 12:17pm MDT