

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

MLS® #E4439695

**\$2,099,000**

4 Bedroom, 3.50 Bathroom, 4,904 sqft  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

COMPLETING SUMMER 2026 – A rare opportunity in King Edward Park to acquire a newly built, income-generating 7-unit 4plex designed for long-term performance and strong returns. Spanning over 4,900 sq ft, this high-quality build offers 16 bedrooms & 12 bathrooms, with premium finishes throughout – 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 1 bed, 1 bath legal units with separate entries, full kitchens, and laundry. Estimated rents over \$11,500/month with a projected cap rate of approx. 5.5%, making this asset ideal for CMHC MLI SELECT. A turnkey multi-family investment built to outperform.



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4439695    |
| Price          | \$2,099,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.50        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 4,904       |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| 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      46

Zoning                Zone 17

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Listing information last updated on July 14th, 2025 at 11:32pm MDT