

# \$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      65

Zoning                Zone 17

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Listing information last updated on August 3rd, 2025 at 11:02am MDT