

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

MLS® #E4453714

\$2,099,000

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

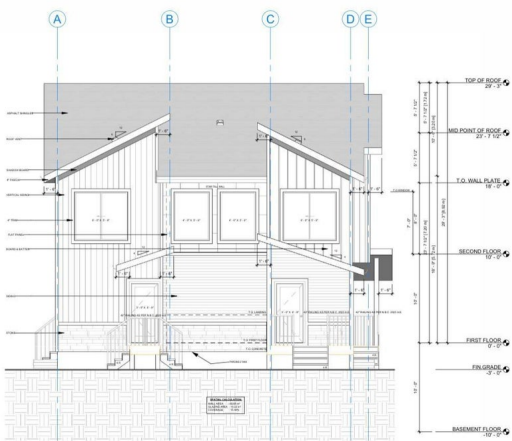
King Edward Park, Edmonton, AB

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 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 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.

Built in 2025

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	8
Zoning	Zone 17

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Listing information last updated on August 27th, 2025 at 4:47pm MDT