

\$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

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 August 3rd, 2025 at 7:17pm MDT