

\$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 4:32am MDT