

Courtesy Of Lenny C Burt Of MaxWell Progressive

## \$690,000 - 8205 115 Avenue, Edmonton

MLS® #E4418711

**\$690,000**

3 Bedroom, 1.50 Bathroom, 4,664 sqft  
Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

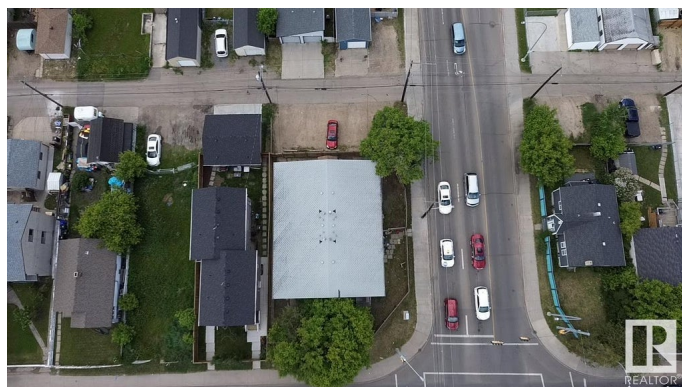
**EXCEPTIONAL INVESTMENT OPPORTUNITY** awaits in the highly sought-after neighborhood of Parkdale in Edmonton! This meticulously designed 4-plex is strategically positioned on an expansive corner lot, offering unparalleled potential for astute investors. The property boasts ample rear parking, ensuring convenience for tenants and enhancing the overall appeal. Each well-crafted main floor unit showcases a thoughtfully arranged layout, encompassing a fully equipped kitchen, a 2 piece bathroom, and spacious dining and living areas. Elevating the living experience, the upper floors of each unit feature 3 generously sized bedrooms and an additional well-appointed bathroom, providing a harmonious blend of comfort and functionality. The strategic location of Parkdale further enhances the allure of this investment gem. Proximity to reputable schools, vibrant shopping districts, efficient transit options, and the bustling downtown area underscores the property's accessibility and desirability.

Built in 1976

### Essential Information

MLS® # E4418711

Price \$690,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	4,664
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### **Community Information**

Address	8205 115 Avenue
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4P1

### **Amenities**

Amenities	Patio
Parking Spaces	6
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed January 21st, 2025

Days on Market 52

Zoning Zone 05

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 March 14th, 2025 at 10:03am MDT