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

MLS® #E4418711

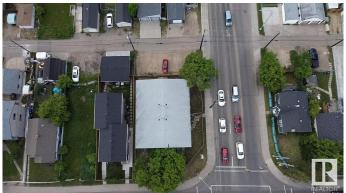
## \$690,000

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 80

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 April 11th, 2025 at 8:47am MDT