

\$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 89
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 20th, 2025 at 7:32am MDT