# \$439,900 - 8214 127 Avenue, Edmonton

MLS® #E4433684

#### \$439,900

5 Bedroom, 2.00 Bathroom, 1,125 sqft Single Family on 0.00 Acres

Killarney, Edmonton, AB

UNIQUE OPPORTUNITY! Welcome to this extensively updated legal Up/Down Duplex in the sought-after community of Killarney. This versatile property is perfect for an investor looking for rental income or a homeowner wanting a mortgage helper! The main floor features 3 generously sized bedrooms, a stylish 3-piece bathroom, and a bright, open-concept living & dining area. The spacious kitchen has been thoughtfully renovated with modern tile, sleek backsplash, updated countertops, and cabinetry offering plenty of storage. The basement LEGAL SUITE has a separate entrance and offers 2 bedrooms, a 2nd full kitchen, 3-piece bath, and spacious living room, making it ideal for extended family or tenants. A shared laundry space in the utility room adds convenience while maintaining privacy for both units. MASSIVE LOT with divided yards, each level enjoys its own private outdoor space. Oversized DOUBLE DETACHED GARAGE and service road provides ample parking. Just minutes to many amenities & Yellowhead. DON'T MISS OUT!!

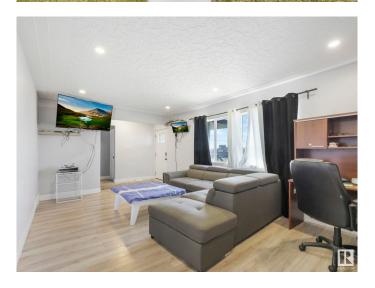
Built in 1961

## **Essential Information**

MLS® # E4433684 Price \$439,900







Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,125

Acres 0.00

Year Built 1961

Type Single Family

Sub-Type Duplex Up And Down

Style Bungalow

Status Active

# **Community Information**

Address 8214 127 Avenue

Area Edmonton
Subdivision Killarney
City Edmonton
County ALBERTA

County ALBI Province AB

Postal Code T5E 0A2

#### **Amenities**

Amenities On Street Parking, Deck, R.V. Storage, Vinyl Windows, See Remarks

Parking Double Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Washer, Window Coverings, Refrigerators-Two, Stoves-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Corner Lot, Fenced, Flat Site, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

Subdividable Lot, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 1st, 2025

Days on Market 2

Zoning Zone 02

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 May 2nd, 2025 at 11:02pm MDT