

# **\$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         |
| 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 | 3             |
| Zoning         | Zone 02       |

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Listing information last updated on May 4th, 2025 at 9:02am MDT