

## **\$405,000 - 8911 And 8913 132 Avenue, Edmonton**

MLS® #E4431970

### **\$405,000**

5 Bedroom, 2.00 Bathroom, 1,131 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Own your legally suited rental property and make some cash! This 5 BR, 2 BA property has 2 rentable units. There are two separate entrances with separate addresses. Upper unit is a 3 BR with a 4 pc BA with a laundry room, lower unit is a 2 BR, 3 pc BA with a stackable washer/dryer. Upgrades include vinyl plank flooring in lower unit, additional kitchen cabinets, carpets in upper unit, some lighting throughout. Freshly painted in 2020.

Basement suite has large windows and feels very bright! Not your typical basement suite feel as each room has multiple oversized windows. As well, each unit feels very spacious with large living rooms, good sized bedrooms and kitchen/dining rooms. The property also has an oversized double detached garage with additional driveway parking. Separate single sized car doors could lend the garage to be divided for additional income. Property has a fully fenced large lot. High efficiency furnace heats both upper and lower units. Great potential in this income generating property!

Built in 1959

### **Essential Information**

MLS® # E4431970

Price \$405,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,131                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 8911 And 8913 132 Avenue |
| Area        | Edmonton                 |
| Subdivision | Killarney                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5X 0X9                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking                              |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Over Sized, Rear Drive Access, See Remarks |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 57               |
| Zoning         | Zone 02          |

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