

Courtesy Of Jeremy A Dehek Of Exp Realty

## **\$709,900 - 8503/8505 123 Avenue, Edmonton**

MLS® #E4438768

### **\$709,900**

5 Bedroom, 4.00 Bathroom, 2,654 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

This side-by-side 9 bedroom/4 bath duplex features legal upper & lower suites on a large corner lot. These bi-level homes each boast 3 bdrms on main level & 2 bdrms/1 bdrm+den below, w/4-pc bathroom up & 3-pc bath in basement. Each unit features an open-concept layout with generous sunken living rooms and bright kitchens. Raised main floors allow for oversized basement windows. Steps from schools, transit, shopping, and 10-minute drive to downtown! Multiple upgrades & improvements include: Roof re-build - new insulation, cross strapping, sheathing, and shingles. New black chain link fence w/privacy slats. 8505 Basement reno is now a 1 bed + den. New flooring, paint, fixtures, windows, doors, shower, fridge, stove. 8505 garage reno. with new man door, paint, garage door motor. 8505 Upstairs reno. with new flooring where required, paint where required, hood fan & general repairs. 8503 Basement - new dishwasher and stove. 8503 Upstairs - new stove. 4x Laundry. Furnaces x4/ducts have been cleaned & tuned up.

Built in 1978

### **Essential Information**

MLS® # E4438768

Price \$709,900



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,654
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### Community Information

Address	8503/8505 123 Avenue
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4P8

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached, See Remarks

### Interior

Appliances	Garage Control, Garage Opener, Hood Fan, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Delton, St Gerard
Middle	Spruce Ave, St Alphonsus
High	Victoria, St Joseph

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	18
Zoning	Zone 05

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Listing information last updated on June 13th, 2025 at 10:17pm MDT