

Courtesy Of Jeremy A Dehek Of Exp Realty

## **\$689,000 - 8503/8505 123 Avenue, Edmonton**

MLS® #E4438768

### **\$689,000**

5 Bedroom, 4.00 Bathroom, 2,654 sqft  
Single Family on 0.00 Acres

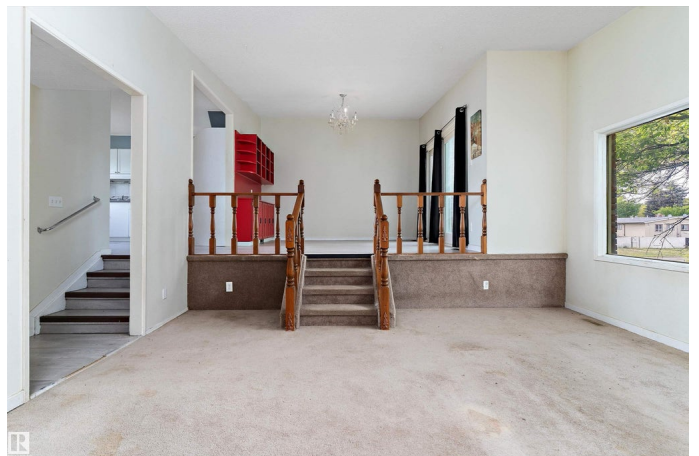
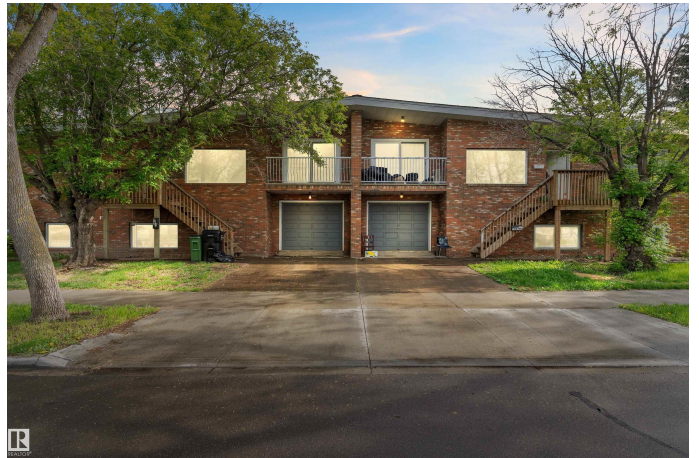
Eastwood, Edmonton, AB

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  | \$689,000 |



|                |                     |
|----------------|---------------------|
| 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 | 86             |
| 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 August 20th, 2025 at 10:03pm MDT