

# **\$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**

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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 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                4

Zoning                            Zone 02

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