

## **\$395,000 - 8911 And 8913 132 Avenue, Edmonton**

MLS® #E4431970

**\$395,000**

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	\$395,000



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	82
Zoning	Zone 02

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Listing information last updated on July 12th, 2025 at 12:32am MDT