

## **\$2,490,000 - 12220/22/24/26 112 Avenue, Edmonton**

MLS® #E4440957

**\$2,490,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Fantastic opportunity to add a NEW 8 unit building FULLY RENTED & CASHFLOWING, to your portfolio! In the popular 124th Street district in Edmonton, just steps away from all the action of 124th Street with great proximity to downtown and the river valley. With 4 above ground units that are each 3 bed/2.5 baths between 1,236 - 1,283 Sq Ft. As well as 4 below grade that are each 1 bed 1 bath units around 600 Sq. Ft. All kitchens include quartz countertops with islands and luxury vinyl plank flooring! This building is built to last, as no shortcuts were made. There is also a detached 4 car garage with individual doors for 4 individual tenants. Tucked away on a dead end street with a great family friendly park at the end of the block...this investment will attract (has attracted) high quality tenants with families that could make this home for a long time. Each unit has its own high efficiency furnace, tankless hot water and Triple Pane Windows! This kind of place does not come up often. Take a look today!!!

Built in 2021

### **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | E4440957    |
| Price     | \$2,490,000 |
| Bathrooms | 0.00        |



|            |                         |
|------------|-------------------------|
| Acres      | 0.00                    |
| Year Built | 2021                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 12220/22/24/26 112 Avenue |
| Area        | Edmonton                  |
| Subdivision | Inglewood (Edmonton)      |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5M 2S8                   |

### Exterior

|              |                   |
|--------------|-------------------|
| Exterior     | Vinyl, Wood Frame |
| Roof         | Asphalt Shingles  |
| Construction | Vinyl, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 56             |
| Zoning         | Zone 07        |

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Listing information last updated on August 1st, 2025 at 2:17pm MDT