

\$1,899,900 - 8145 82 Avenue, Edmonton

MLS® #E4453421

\$1,899,900

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

King Edward Park, Edmonton, AB

Turn-key income property in prime King Edward Park, steps from the LRT, Whyte Ave, U of A, and Downtown. Built by One80 Infill Builders (Bedrock Homes), this modern tri-plex with stacked secondary suites offers six rentable units: five 2-bedrooms and one 3-bedroom. High-end finishes include quartz countertops, stainless steel appliances, and luxury vinyl plank flooring. Each suite is separately metered so tenants pay their own utilities, keeping expenses low and management simple. Main-floor units feature private decks, while the shared backyard offers additional outdoor space for all tenants. With low vacancy, garage parking, and strong rental demand, this is a rare opportunity to own a high-performing asset in one of Edmonton’s most connected neighbourhoods.

Built in 2020

Essential Information

MLS® #	E4453421
Price	\$1,899,900
Bathrooms	0.00
Acres	0.00
Year Built	2020
Type	Multi-Family Commercial
Status	Active



Community Information

Address	8145 82 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Y3

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	August 15th, 2025
Days on Market	38
Zoning	Zone 17

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 September 22nd, 2025 at 5:03pm MDT