

# \$775,000 - 8203 122 Avenue, Edmonton

MLS® #E4419667

**\$775,000**

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

Eastwood, Edmonton, AB

Welcome to Delton Square. A very well maintained and managed building located in the Central neighborhood of Eastwood in Edmonton with proximity to all public transportation, retail stores, shops, and schools. Easy access to Yellowhead Trail and 118 th ave providing quick vehicle access throughout the city. This building has great curb appeal and pride of ownership can be seen throughout the grounds. NEW Boiler! NEW interior Flooring and Paint! Very Large balconies. Easy to manage with 100% occupancy providing steady cash flows. Unit mix is four large 2 bed X 1 Bath and two 1 bed X 1 Bath apartment homes. 6 outdoor parking stalls. This property is ideal for first time investors or simply increase unit count to your existing multi-family portfolio. Nearby neighborhoods include trendy restaurants, cafe spots, supermarkets.



Built in 1979

## Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4419667                |
| Price      | \$775,000               |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1979                    |
| Type       | Multi-Family Commercial |

Status Active

### Community Information

Address 8203 122 Avenue  
Area Edmonton  
Subdivision Eastwood  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5B 4R1

### Exterior

Exterior See Remarks  
Construction See Remarks

### Additional Information

Date Listed January 30th, 2025  
Days on Market 41  
Zoning Zone 05

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Listing information last updated on March 12th, 2025 at 2:47pm MDT