

\$360,000 - 8911 132 Avenue, Edmonton

MLS® #E4455130

\$360,000

5 Bedroom, 2.00 Bathroom, 1,131 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Discover this excellent RF4-zoned, legally suited rental property offering two bright and spacious units with separate entrances. The upper suite features 3 bedrooms, a 4-piece bath, and its own laundry, while the lower suite offers 2 bedrooms, a 3-piece bath, and a convenient stackable washer/dryer. Updates include vinyl plank flooring in the basement, extra kitchen cabinets, new carpets, refreshed lighting, and paint in 2020. Large basement windows flood the suite with natural light, creating a welcoming atmosphere rarely found in lower units. Both suites boast generous living rooms, well-sized bedrooms, and functional kitchen/dining spaces. Outside, enjoy a large fully fenced lot and an oversized double detached garage with two single doors, perfect for dividing into separate rental spaces. A high-efficiency furnace services both units, ensuring comfort and lower costs. With its versatile layout and strong income potential, this property is a smart investment opportunity!

Built in 1959

Essential Information

MLS® #	E4455130
Price	\$360,000
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 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	Double Garage Detached, Rear Drive Access

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
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed August 28th, 2025

Days on Market 4

Zoning Zone 02

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