

## \$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 7

Zoning Zone 02

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