

Courtesy Of Jeremy A Dehek Of Exp Realty

# \$699,900 - 9604/9606 124 Avenue, Edmonton

MLS® #E4415369

**\$699,900**

8 Bedroom, 4.00 Bathroom, 1,795 sqft  
Single Family on 0.00 Acres

Delton, Edmonton, AB

INVESTORS! Are you looking for a FULLY RENOVATED turnkey 4PLEX on a large 125' X 58' (RS) corner lot? Featuring a total of 8 BEDROOMS - FOUR 2-Bedroom Suites EACH with their own Kitchen, Living room, 4 pc Bathroom AND LAUNDRY!. Each unit has a PRIVATE ENTRANCE & ADDRESS and also come with their own gas/electrical meters and 4 separate furnaces. This property has had extensive upgrades and renovations in 2021/2022: New furnaces (x4) and hot water tanks (x2). New windows, exterior/interior paint, flooring, kitchens, bathrooms, baseboards and trim. Extra soundproofing (sonopan) was also added between the basement/main floor party walls and ceilings! Every detail was carefully considered. The backyard has a divided fence and a parking pad with 5 stalls with 4 separate plug-ins.

Built in 1958

## Essential Information

MLS® #	E4415369
Price	\$699,900
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,795
Acres	0.00



Year Built	1958
Type	Single Family
Sub-Type	4PLEX
Style	Bi-Level
Status	Active

### **Community Information**

Address	9604/9606 124 Avenue
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0V9

### **Amenities**

Amenities	See Remarks
Parking Spaces	5
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 5th, 2024
Days on Market	97

## Zoning

## Zone 05

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Listing information last updated on March 12th, 2025 at 6:17pm MDT