

# \$1,999,999 - 7903 122 Avenue, Edmonton

MLS® #E4457019

**\$1,999,999**

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

Eastwood, Edmonton, AB

Fully Rented 8-Plex in Eastwood! Featuring over 5,054 sq. ft. above grade + 2,088 sq. ft. below grade, this turnkey investment offers 8 self-contained units (4 up & 4 down) with strong monthly income of almost \$14,300 including tenant-paid utilities. Tenants also handle snow removal, lawn care & garbage, keeping landlord expenses minimal. Located minutes from NAIT, LRT, Downtown, and major amenities, this property combines stable cash flow with long-term growth potential. Each upper unit includes 3 beds, 2.5 baths & in-suite laundry, while basement suites are fully self-contained 2 bed, 1 bath legal units with separate entries, full kitchens, and laundry.

Built in 2022

## Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4457019                |
| Price      | \$1,999,999             |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 2022                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

## Community Information

Address 7903 122 Avenue



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Eastwood |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5B 0J8  |

### Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 50                   |
| Zoning         | Zone 05              |

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Listing information last updated on October 30th, 2025 at 1:32am MDT