

# **\$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          102  
Zoning                    Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 12th, 2025 at 12:17am MDT