

## \$595,000 - 8410/8412 104 Street, Edmonton

MLS® #E4434463

**\$595,000**

5 Bedroom, 3.50 Bathroom, 1,384 sqft

Single Family on 0.00 Acres

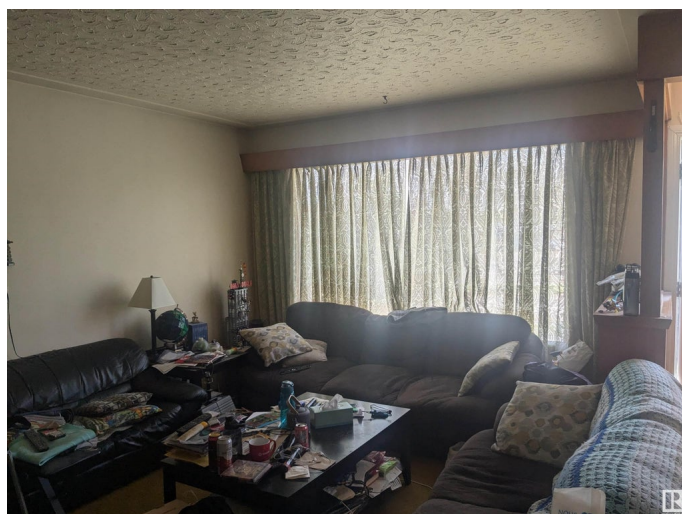
Strathcona, Edmonton, AB

Fantastic investment property in one of the best locations in the city- right in the heart of Old Strathcona. Just a block away from some of the most popular restaurants in the city. Steps to the farmers market, Whyte Ave, numerous shops, public transit, and only a 10 minute commute to downtown. This UP/DOWN duplex contains 3 suites; 3 bedroom/2 bath 1380+sq ft on the main floor and downstairs features a 1 bedroom suite and a bachelor suite. All the big expenses are already taken care of: Large vinyl windows throughout, shingles 2015, 2 HE furnaces and HE HWT 2011, 200 amp electrical. Other updates include new exterior door, new fire rated furnace door, exterior lighting, painted exterior, some vinyl plank flooring, security bars on basement windows. So much potential with this property and location; both as an investment property now and as a future development site.

Built in 1959

### Essential Information

MLS® #	E4434463
Price	\$595,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,384
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Raised Bungalow
Status	Active

### Community Information

Address	8410/8412 104 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4G2

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Vinyl Windows
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 4th, 2025  
Days on Market      6  
Zoning                Zone 15

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Listing information last updated on May 10th, 2025 at 4:47am MDT