

# \$2,400,000 - 12936 12940 118 Avenue, Edmonton

MLS® #E4428104

**\$2,400,000**

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

Sherbrooke, Edmonton, AB

Investor Alert! This 19-unit property is a fantastic investment opportunity, featuring 12 units in the South Wood Frame Building and 7 legal units and 1 non-conforming unit in the North Concrete Block Building, with a 5-bay garage at the rear. Situated on a large lot in Sherbrooke, just off St. Albert Trail and minutes from Westmount Mall, this property offers a prime location. The mix includes 13 one-bedroom, 6 two-bedroom units and 1 non-conforming bachelor.

Built in 1955

## Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4428104                |
| Price      | \$2,400,000             |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1955                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 12936 12940 118 Avenue |
| Area        | Edmonton               |
| Subdivision | Sherbrooke             |
| City        | Edmonton               |
| County      | ALBERTA                |



Province AB  
Postal Code T5L 2L4

### **Exterior**

Exterior Block, Wood Frame, See Remarks  
Construction Block, Wood Frame, See Remarks

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 14  
Zoning Zone 04

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 April 10th, 2025 at 9:47pm MDT