

# \$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 21  
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 18th, 2025 at 10:32am MDT