

## \$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 39  
Zoning Zone 04

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