

## **\$725,000 - 10831 80 Avenue, Edmonton**

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MLS® #E4450294

### **\$725,000**

5 Bedroom, 4.00 Bathroom, 2,306 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

RARE UNIVERSITY AREA LEGAL 4PLEX with current rents totaling \$4699 (net \$3417 which includes utilities except power) and a CAP of 4.5% with ability to easily exceed 6% as they are below market rents (ready for lease renewals and increases!). There are one 2 bedroom unit, and three 1 bedroom units. The main floor is a 2 bedroom unit, the 2nd story above it and the basement underneath are 1 bedroom units with the utility room, and then the back has a 2-story 1 bedroom unit. All units have their own laundry and separate entry. Located a few houses off of 109 Street, transit could not be any easier and the tenants are a 5-10 minute walk from the U of A, groceries, and of course all of the restaurants and shops of Whyte Avenue. Don't miss out on this prime investment opportunity!

Built in 1945

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4450294  |
| Price          | \$725,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,306     |
| Acres          | 0.00      |
| Year Built     | 1945      |



Type Single Family  
Sub-Type 4PLEX  
Style 2 Storey  
Status Active

Community Information

Address 10831 80 Avenue  
Area Edmonton  
Subdivision Queen Alexandra  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6E 1V9

Amenities

Amenities Off Street Parking, Detectors  
Parking 2 Outdoor Stalls, Stall

Interior

Appliances Dryer, Refrigerator, Stove-E  
Refrigerators-Two, Stoves-Tv  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Suite Yes  
Has Basement Yes  
Basement Full, Finished

Exterior

Exterior Wood, Vinyl  
Exterior Features Back Lane, Flat Site, Pa  
Transportation, Schools, Sho  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

Additional Information

Date Listed July 30th, 2025  
Days on Market 79  
Zoning Zone 15



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Listing information last updated on October 17th, 2025 at 11:47am MDT