\$939,900 - 11721 80 Street, Edmonton

MLS® #E4433766

\$939,900

8 Bedroom, 4.00 Bathroom, 1,708 sqft Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

INVESTOR ALERT â€" LEGAL 4-PLEX! Exceptional cash-flow opportunity with this 2007 infill generating \$5,050/month when fully rented with minimal expenses. A total of 8 Bedrooms, 4 Bathrooms, 4 Kitchens, 4 Laundry Suites, and 4 Separate entrances this newer infill also has 3/4 newer furnaces and newer hot water tanks. Spacious floorplans featuring contemporary interiors that include updated flooring, kitchens, bath (with 2 units nearly brand new). All 4 units are 2 bed/1 bath W/ IN SUITE LAUNDRY and large windows allowing ample natural light throughout. Fenced and landscaped backyard with dedicated parking for each unit. Located in a high-potential redevelopment area near schools, LRT, shops & transit making this a solid, LOW-MAINTENANCE LONG TERM HOLD in a desirable location. *Photos from before tenants moved in*

Built in 2007

Essential Information

MLS® # E4433766 Price \$939,900

Bedrooms 8

Bathrooms 4.00

Full Baths 4

Square Footage 1,708





Acres 0.00 Year Built 2007

Type Single Family

Sub-Type 4PLEX
Style Bi-Level
Status Active

Community Information

Address 11721 80 Street

Area Edmonton

Subdivision Parkdale (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 2N4

Amenities

Amenities Off Street Parking, See Remarks

Parking Spaces 4

Parking Parking Pad Cement/Paved, Rear Drive Access, See Remarks

Interior

Appliances Stacked Washer/Dryer, Stove-Electric, See Remarks, Refrigerators-Two,

Dishwasher-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground

Nearby, Schools, Shopping Nearby

Lot Description 49.5' x 120'

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 1st, 2025

Days on Market 168

Zoning Zone 05

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