# \$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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