

\$725,000 - 10831 80 Avenue, Edmonton

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 48
 Zoning Zone 15



Disclaimer: To be used only for the marketing of the subject property, and only by parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. Basic illustration of the estimated/approximate interior layout. Precise accuracy & scale not guaranteed. Not appropriate for any kind of architectural consideration.

July 22, 2025

Job #: 0661/96

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Listing information last updated on September 16th, 2025 at 8:32am MDT