# \$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, Page 1981

Transportation, Schools, Sho

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

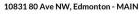
# **Additional Information**

Date Listed July 30th, 2025

Days on Market 94

Zoning Zone 15









Entrance - Unit 1	2.16 × 1.62
Entrance - Unit 2	1.59 × 1.60
Living - Unit 2	4.15 × 4.04
Deck - Unit 2	1.81 × 1.67
Dining - Unit 2	3.08 × 1.47
Kitchen - Unit 2	2.49 × 3.03
Laundry - Unit 2	0.78 × 1.71
Bathroom 4P - Unit 2	2.20 × 1.53
Primary Bedroom - Unit 2	3.39 × 5.15
Entrance - Unit 3	1.77×2.16
Living/Dining - Unit 3	3.87 × 3.57
Kitchen - Unit 3	2.07 × 2.47

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 othe 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

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Listing information last updated on October 31st, 2025 at 11:47pm MDT