

# \$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 – 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 107

Zoning Zone 05

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