

\$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 102
Zoning Zone 15



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 9th, 2025 at 10:17am MST