

\$939,900 - 11721 80 St Nw, Edmonton

MLS® #E4433766

\$939,900

8 Bedroom, 4.00 Bathroom, 1,708 sqft
Single Family on 0.14 Acres

Parkdale (Edmonton), Edmonton, Alberta

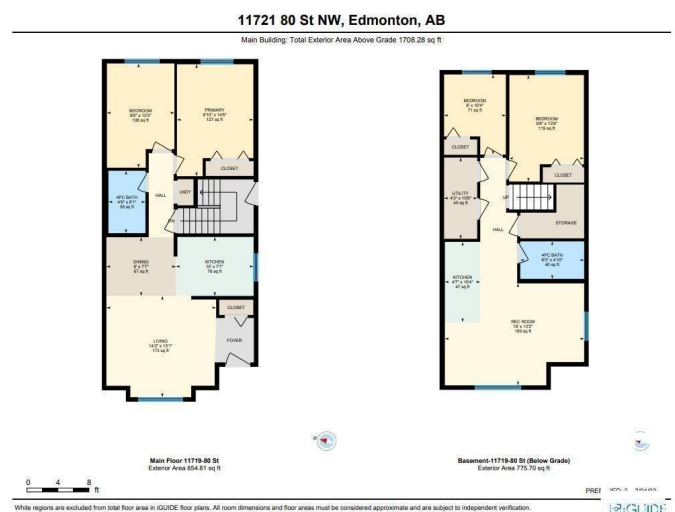
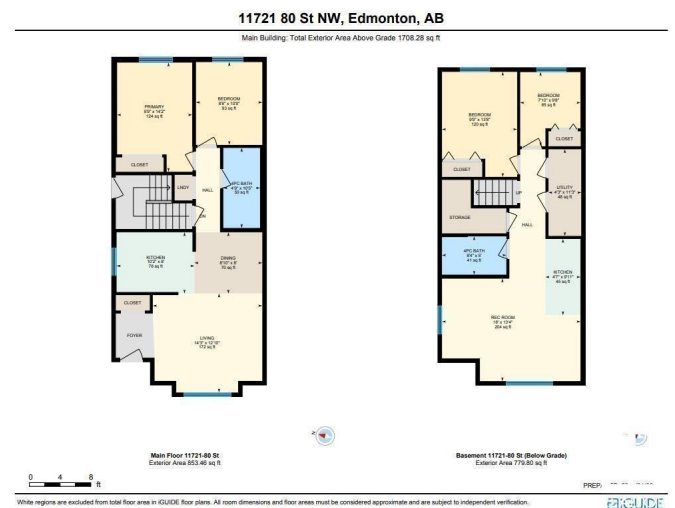
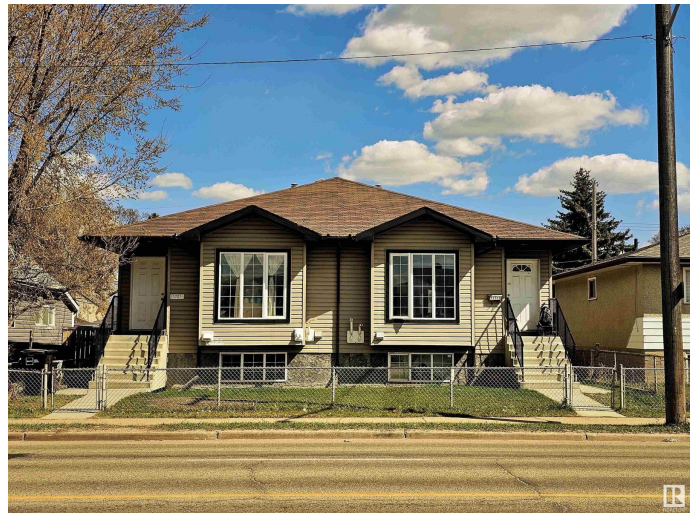
INVESTOR ALERT – LEGAL 4-PLEX!

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* (id:6289)

Built in 2007

Essential Information

Listing #	E4433766
Price	\$939,900
Bedrooms	8
Bathrooms	4.00
Square Footage	1,708
Acres	0.14
Year Built	2007
Type	Single Family



Sub-Type	Freehold
Style	Bi-level

Community Information

Address	11721 80 St Nw
Subdivision	Parkdale (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T5B2N4

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, Flat site, Lane, Level
Parking Spaces	4
Parking	Parking Pad, Rear, See Remarks

Interior

Appliances	Washer/Dryer Stack-Up, Stove, See remarks, Refrigerator, Dishwasher
Heating	Forced air
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	RE/MAX Professionals
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