

# \$3,185,000 - 10725 83 Av Nw, Edmonton

MLS® #E4448827

**\$3,185,000**

0 Bedroom, 0.00 Bathroom, 24,098 sqft

Multi-family on 0.30 Acres

Garneau, Edmonton, Alberta

A highly sought after asset in one of Edmonton's strongest rental locations and in very high demand! Located in the Garneau neighborhood just 1 block from Whyte Ave and 5 blocks from the University of Alberta, U of A Hospital and the renowned Mazankowski Alberta Heart Institute. This is a 3 and 1/2 storey wood-frame walk up apartment with 20 suites, a mix of 16 one-bedrooms and 4 two-bedrooms. Three of those are penthouse suites with rooftop decks. Super hot boiler provides radiant heat via baseboards. One large and newer 75 US gallon hot water tank and 1 gas fired furnace for hallway heat and pressurization. Potential for significant rental increases. (id:6289)

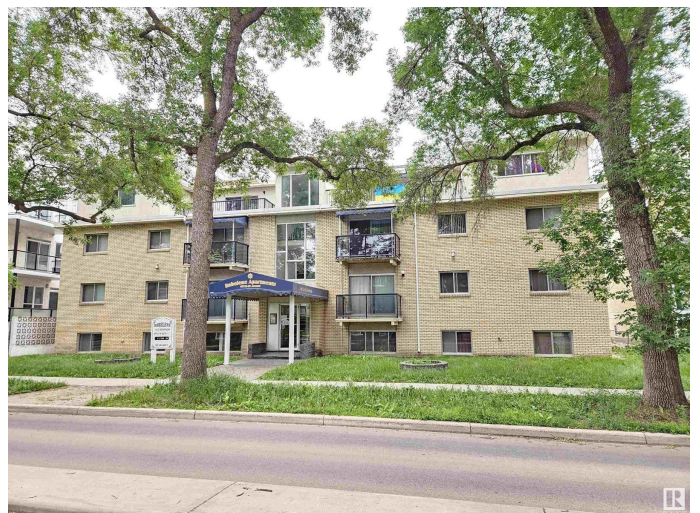
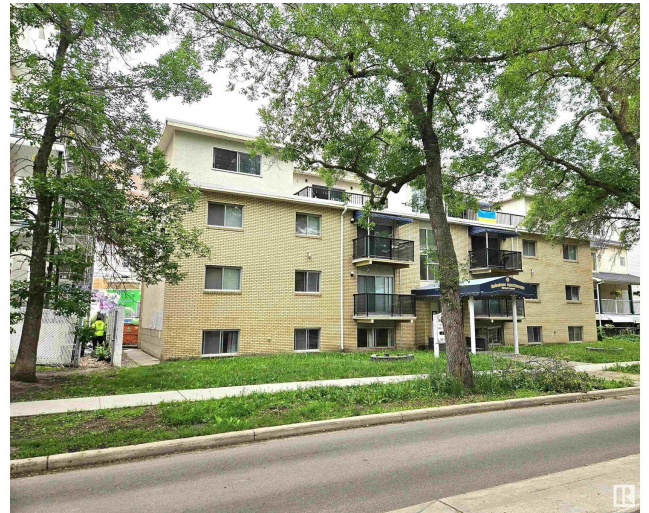
Built in 1970

## Essential Information

Listing #	E4448827
Price	\$3,185,000
Bathrooms	0.00
Square Footage	24,098
Acres	0.30
Year Built	1970
Type	Multi-family

## Community Information

Address	10725 83 Av Nw
Subdivision	Garneau



City	Edmonton
Province	Alberta
Postal Code	T6E2E5

### Amenities

Amenities	Playground, Public Transit, Schools
Features	Flat site, Lane
Parking Spaces	20

### Listing Details

Listing Office	MaxWell Polaris
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Listing information last updated on October 13th, 2025 at 7:46am PDT