

\$725,000 - 10831 80 Av Nw, Edmonton

MLS® #E4450294

\$725,000

5 Bedroom, 4.00 Bathroom, 2,306 sqft
Single Family on 0.10 Acres

Queen Alexandra, Edmonton, Alberta

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! (id:6289)



Built in 1945

Essential Information

Listing #	E4450294
Price	\$725,000
Bedrooms	5
Bathrooms	4.00
Square Footage	2,306
Acres	0.10
Year Built	1945
Type	Single Family
Sub-Type	Freehold



Community Information

Address	10831 80 Av Nw
Subdivision	Queen Alexandra
City	Edmonton
Province	Alberta
Postal Code	T6E1V9

Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	Flat site, Park/reserve, Lane, No Smoking Home
Parking	Stall

Interior

Appliances	Dryer, Refrigerator, Stove, Washer, See remarks, Two stoves, Two Washers
Heating	Forced air
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	RE/MAX Real Estate
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