

\$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



11721 80 St NW, Edmonton, AB

Main Building: Total Exterior Area Above Grade: 1708.28 sq ft



Main Floor 11721-80 St
Exterior Area: 853.88 sq ft



Basement 11721-80 St (Below Grade)
Exterior Area: 770.92 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

11721 80 St NW, Edmonton, AB

Main Building: Total Exterior Area Above Grade: 1708.28 sq ft



Main Floor 11719-80 St
Exterior Area: 854.81 sq ft



Basement 11719-80 St (Below Grade)
Exterior Area: 770.92 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

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 1

Zoning Zone 05

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Listing information last updated on May 2nd, 2025 at 6:32pm MDT