

# \$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

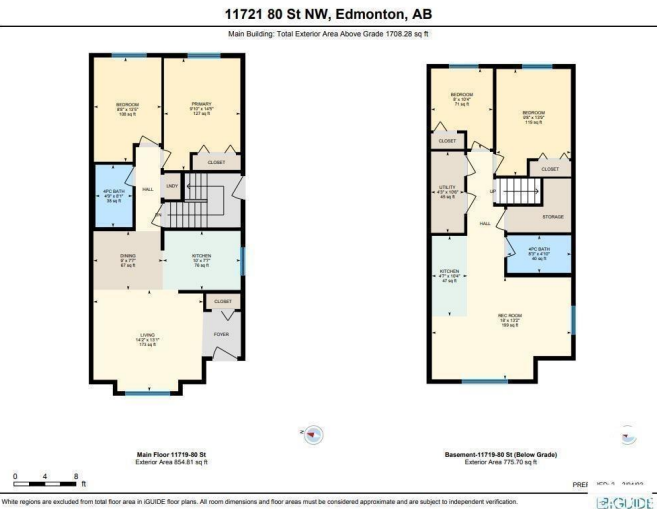
**INVESTOR ALERT – LEGAL 4-PLEX!**

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     |



|            |               |
|------------|---------------|
| 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 58

Zoning Zone 05

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 June 28th, 2025 at 4:32am MDT