\$725,000 - 10831 80 Avenue, Edmonton

MLS® #E4450294

\$725,000

5 Bedroom, 4.00 Bathroom, 2,306 sqft Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

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!



Built in 1945

Essential Information

MLS® # E4450294 Price \$725,000

Bedrooms 5
Bathrooms 4.00
Full Baths 4

Square Footage 2,306
Acres 0.00
Year Built 1945

Type Single Family

Sub-Type 4PLEX
Style 2 Storey
Status Active

Community Information

Address 10831 80 Avenue

Area Edmonton

Subdivision Queen Alexandra

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1V9

Amenities

Amenities Off Street Parking, Detectors

Parking 2 Outdoor Stalls, Stall

Interior

Appliances Dryer, Refrigerator, Stove-E

Refrigerators-Two, Stoves-Tv

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Flat Site, Pa

Transportation, Schools, Sho

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 30th, 2025

Days on Market 97

Zoning Zone 15









Entrance - Unit 1	2.16 × 1.62
Entrance - Unit 2	1.59 × 1.60
Living - Unit 2	4.15 × 4.04
Deck - Unit 2	1.81 × 1.67
Dining - Unit 2	3.08 × 1.47
Kitchen - Unit 2	2.49 × 3.03
Laundry - Unit 2	0.78 × 1.71
Bathroom 4P - Unit 2	2.20 × 1.53
Primary Bedroom - Unit 2	3.39 × 5.15
Entrance - Unit 3	1.77 × 2.16
Living/Dining - Unit 3	3.87 × 3.57
Kitchen - Unit 3	2.07 × 2.47

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July 22, 2025 Ju

Job#: 066096

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Listing information last updated on November 4th, 2025 at 1:47pm MST