

\$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 94

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 August 3rd, 2025 at 9:17am MDT