

# \$499,900 - 11716 85 Street Nw, Edmonton

MLS® #A2209810

## \$499,900

5 Bedroom, 4.00 Bathroom, 2,208 sqft

Residential on 0.09 Acres

Parkdale\_EDMO, Edmonton, Alberta

This is an amazing opportunity to own a cash flowing fully tenanted turn key investment property!! 4 Units The main floor renting for \$875/M, basement unit \$900/M, unit 3 \$900/M, unit 4 \$900/M for a total of \$3,575/M. 1 bed suite, 2 bachelor suites and a 3 bedroom suite. Long term tenants in place. Great potential to increase rents. Professional management in place or hire your own or manage yourself. Turn key rental take over. Amazing opportunity!?

Built in 1917



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209810    |
| Price          | \$499,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,208       |
| Acres          | 0.09        |
| Year Built     | 1917        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 11716 85 Street Nw |
| Subdivision | Parkdale_EDMO      |

|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | Edmonton |
| Province    | Alberta  |
| Postal Code | T5B 3E7  |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony, Other  |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 34              |
| Zoning         | RS              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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