

\$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 or live in and have your mortgage paid for!! 4 Units, current rents are: basement unit \$900/M, unit 3 \$900/M, unit 4 \$900/M for a total of \$2700/M. The main floor is vacant and ready for you to move in. 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
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Amenities

Parking Spaces	2
Parking	Single Garage Detached, Parking Pad
# 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	113
Zoning	RS

Listing Details

Listing Office	CIR Realty
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