

# \$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	67
Zoning	RS

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.