

## \$3,185,000 - 10725 83 Avenue, Edmonton

MLS® #E4448827

**\$3,185,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Garneau, Edmonton, AB

A highly sought after asset in one of Edmonton's strongest rental locations and in very high demand! Located in the Garneau neighborhood just 1 block from Whyte Ave and 5 blocks from the University of Alberta, U of A Hospital and the renowned Mazankowski Alberta Heart Institute. This is a 3 and 1/2 storey wood-frame walk up apartment with 20 suites, a mix of 16 one-bedrooms and 4 two-bedrooms. Three of those are penthouse suites with rooftop decks. Super hot boiler provides radiant heat via baseboards. One large and newer 75 US gallon hot water tank and 1 gas fired furnace for hallway heat and pressurization. Potential for significant rental increases.

Built in 1970

### Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4448827                |
| Price      | \$3,185,000             |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1970                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### Community Information

Address 10725 83 Avenue



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Garneau  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6E 2E5  |

### **Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 15         |

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Listing information last updated on August 1st, 2025 at 1:47am MDT