

## \$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.

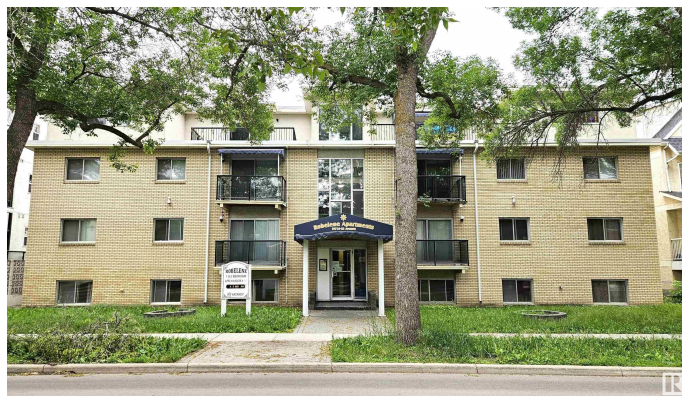
Built in 1970

### 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	7
Zoning	Zone 15

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Listing information last updated on July 26th, 2025 at 10:17pm MDT