

\$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	30
Zoning	Zone 15

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Listing information last updated on August 19th, 2025 at 2:17am MDT