# \$950,000 - 10118 82 Street, Edmonton

MLS® #E4433729

#### \$950,000

3 Bedroom, 1.00 Bathroom, 2,673 sqft Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Welcome to this very well-maintained 4-PLEX BUILDING in the heart of the very desirable neighbourhood of FOREST HEIGHTS! All the tenants are on LEASE AGREEMENTS! Each unit is bright with huge windows letting in tons of natural light. This building offers three 3-bedroom units and one 2-bedroom unit, a SPACIOUS COMMON LAUNDRY ROOM as well as 4 separate hot water tanks, 4 separate furnaces and has 4 separate electrical meters. Recent upgrades include newer shingles (2018), 3 NEWER HOT WATER TANKS (2014,2017 & 2020) ungraded lighting throughout including in all the units and common area as well as fresh paint and an UPGRADED FIRE ALARM SYSTEM in 2025. Unit 202 was completely upgraded in 2019 with new KITCHEN, BATHROOM, FLOORING AND PAINT. Easy to maintain with GREAT REVENUE POTENTIAL! A must see!

Built in 1965

#### **Essential Information**

MLS® # E4433729 Price \$950,000

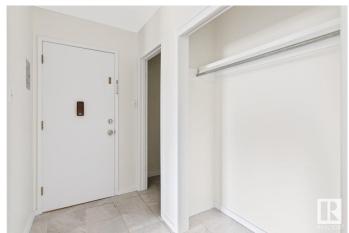
Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 2,673







Acres 0.00 Year Built 1965

Type Single Family

Sub-Type 4PLEX
Style Bi-Level
Status Active

## **Community Information**

Address 10118 82 Street

Area Edmonton

Subdivision Forest Heights (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6A 3M2

#### **Amenities**

Amenities See Remarks

Parking Stall, See Remarks

### Interior

Appliances Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer,

See Remarks

Heating See Remarks, Natural Gas

Stories 2

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Back Lane, Flat Site, Golf Nearby, Landscaped, Level Land, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 1st, 2025

Days on Market 45

## Zoning Zone 19

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 9:02pm MDT