

\$985,000 - 13039 83 Street, Edmonton

MLS® #E4454248

\$985,000

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

Killarney, Edmonton, AB

Exceptional Investment Opportunity or Seller can enter into a TRIPLE NET HEAD LEASE for entire building. Better than average return on investment. Quality fully Renovated turnkey 6 generous-sized units, 3-one bedroom and 3-two bedrooms (ideal suite mix). Total of living space 5,038.72 sq. ft. Amenities include; ample of parking, security system, common laundry room. Close to schools, shopping, restaurants, parks, and public transportation. This building has been well maintained , shows pride of ownership. All suites separately metered for electrical, water, waste & gas. This is a rare opportunity to acquire a high potential multi family property in a desirable location. Zoned: 2.40 RM Medium Scale Residential. All income and expense numbers are proforma numbers. Pricing & Superb Return on investment, makes it ideal for first time investors or seasoned investors by increasing your multi-family unit count portfolio. Amazing income potential. Financials available to qualified serious buyers. MUST SEE!!!

Built in 1965

Essential Information

MLS® #	E4454248
Price	\$985,000
Bathrooms	0.00



Acres	0.00
Year Built	1965
Type	Multi-Family Commercial
Status	Active

Community Information

Address	13039 83 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2W5

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	August 22nd, 2025
Days on Market	45
Zoning	Zone 02

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 October 5th, 2025 at 10:32pm MDT