\$1,000,000 - 1 10268 87 Street, Edmonton

MLS® #E4457651

\$1,000,000

10 Bedroom, 4.00 Bathroom, 3,703 sqft Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Absolutely Awesome Location! Literally steps to the River Valley! Just minutes to Downtown Edmonton. Currently being operated as a 4 plex (4 separate titles) with a Double Detached Garage. Units larger than market with 2 having over 1000 sq ft and 2 - 825 sq ft +. Proforma Rents \$1250- \$1400 per unit per month on average. Individually metered for electricity. Large Lot â€" Site Area of 999m2 with dimensions approx. 50 x 215 Ft. Property has been approved for a total of 14 Units, which consists of 6 townhouse Units + 6 Secondary Units + 2 Garden Suites. Very convenient location for future tenants. As an added bonus mass transit bus route is anticipated nearby on Rowland Road!

Built in 1971

Essential Information

MLS® # E4457651 Price \$1,000,000

Bedrooms 10 Bathrooms 4.00

Full Baths 4

Square Footage 3,703 Acres 0.00 Year Built 1971

Type Condo / Townhouse







Sub-Type 4PLEX
Style Bi-Level
Status Active

Community Information

Address 1 10268 87 Street

Area Edmonton
Subdivision Riverdale
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 1N6

Amenities

Amenities No Animal Home, No Smoking Home

Parking Double Garage Detached

Interior

Appliances Dryer, Refrigerator, Washer

Heating Hot Water, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco, Vinyl

Exterior Features Back Lane, Golf Nearby, Low Maintenance Landscape, Public

Transportation, River Valley View, River View, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 12th, 2025

Days on Market 47

Zoning Zone 13

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