

## \$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 | 12            |

## Zoning

## Zone 19

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Listing information last updated on May 13th, 2025 at 4:17pm MDT