

## \$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 | 60                |
| Zoning         | Zone 02           |

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Listing information last updated on October 20th, 2025 at 11:02pm MDT