

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

MLS® #E4457651

**\$1,000,000**

10 Bedroom, 4.00 Bathroom, 3,703 sqft

Single Family 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 " 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           | Single Family |



|          |          |
|----------|----------|
| 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 | 3                    |
| Zoning         | Zone 13              |

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Listing information last updated on September 15th, 2025 at 6:47pm MDT