

Courtesy Of David G Parker Of Northfield Commercial

\$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	20
Zoning	Zone 13

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 2nd, 2025 at 10:18am MDT