

## \$410,000 - 9809 83 Avenue, Edmonton

MLS® #E4462248

**\$410,000**

2 Bedroom, 2.00 Bathroom, 709 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Savvy investors and lifestyle buyers—this charming Strathcona bungalow is the one you’ve been waiting for! Currently set up with separate up and down units; easily converted back to a full bungalow. The main floor features a lovely porch, spacious living room and primary bedroom overlooking a quiet, tree-lined one-way street. The roomy kitchen has in-suite laundry and opens to the dining area. A stylish 4-piece bath completes the main level. Step out to the spacious south-facing deck overlooking the landscaped yard. From the deck you can access the private entrance to the lower unit. Head downstairs to an open living/dining area, a cozy kitchen, its own laundry, a spacious bedroom with walk-in closet, and 3-piece bath. Recent upgrades include updated electrical, windows, flooring, roof, and high efficiency furnace. This is your chance to own a piece of Old Strathcona—“one of Edmonton’s most sought-after neighborhoods”—steps from Mill Creek Ravine, Whyte Ave, UofA, and great local restaurants and cafes!

Built in 1946

### Essential Information

MLS® # E4462248

Price \$410,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 709                    |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9809 83 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 2B8        |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Deck, Front Porch                         |
| Parking Spaces | 2                                         |
| Parking        | Rear Drive Access, Single Garage Detached |

### Interior

|              |                                                                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Storage Shed, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories      | 2                                                                                                                                                             |
| Has Suite    | Yes                                                                                                                                                           |
| Has Basement | Yes                                                                                                                                                           |
| Basement     | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                                   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Metal        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | King Edward, Mount Carmel  |
| Middle     | McKernan, Lou. St. Laurent |
| High       | Strathcona, Austin O'Brien |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 15            |

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 21st, 2025 at 3:32am MDT