

## \$399,900 - 9808 85 Avenue, Edmonton

MLS® #E4440749

**\$399,900**

2 Bedroom, 1.00 Bathroom, 836 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Incredible opportunity in the heart of Strathcona—one of Edmonton’s most vibrant and sought-after communities! Just minutes from the river valley, University of Alberta, Whyte Avenue, and downtown, this charming two-bedroom bungalow is ideally located for students, professionals, or savvy investors. With public transit nearby and countless parks, trails, shops, and restaurants at your fingertips, this location offers the perfect blend of convenience and character. As you step inside you are greeted by a large, bright South facing living room. Good sized dining area is perfect for entertaining. Large deck in backyard to enjoy summer sunsets. Set on a 42’ x 115’ lot, the home is ready for your imagination. Renovate and make it your own, rent it out, or explore development potential in this high-demand infill area. Whether you’re looking for a cozy place to call home, a prime holding property, or a site to bring your vision to life, this is a rare find in an unbeatable location.

Built in 1949

### Essential Information

MLS® # E4440749

Price \$399,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 836                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9808 85 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 2J6        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                                      |

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | June 4th, 2025 |
|-------------|----------------|

Days on Market 12

Zoning Zone 15

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Listing information last updated on June 16th, 2025 at 9:17am MDT