

\$429,900 - 9809 83 Avenue, Edmonton

MLS® #E4440719

\$429,900

2 Bedroom, 2.00 Bathroom, 666 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

This Strathcona bungalow is the perfect setup for student living or savvy investors. Upstairs offers a bright one-bedroom layout with a spacious living room, and a large kitchen and dining area. Downstairs is ideal for roommates. The backyard is fully landscaped with a huge deck, large shed, and single garage. Located steps from Whyte Ave, the U of A, Mill Creek Ravine, markets, and the river valley, this home sits in one of Edmonton's most walkable and desirable neighbourhoods. Functional layout, prime location, and a move-in ready setup make this a great long-term hold in an area that never goes out of demand.

Built in 1946

Essential Information

MLS® #	E4440719
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	666
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
Parking	Rear Drive Access, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, 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	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 5th, 2025
Days on Market	11
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 June 16th, 2025 at 1:02pm MDT