

Courtesy Of Brice J Laidler Of Black Sheep Realty

\$415,000 - 9809 83 Avenue, Edmonton

MLS® #E4440719

\$415,000

2 Bedroom, 2.00 Bathroom, 666 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

This cute and charming Strathcona bungalow offers a flexible layout in one of Edmonton's most walkable and desirable neighbourhoods. The main floor features a bright one-bedroom layout with a spacious living room, plus a large kitchen and dining area. The lower level includes a second kitchen, oversized bedroom, full bathroom, and generous living space. The backyard is fully landscaped with a huge deck, large shed, and single garage. Located just steps from Whyte Ave, the U of A, Mill Creek Ravine, markets, and the river valley, this move-in ready home is a rare find in a timeless location.

Built in 1946

Essential Information

MLS® #	E4440719
Price	\$415,000
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
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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	86
Zoning	Zone 15

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