

## \$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 a legal suite with its own kitchen, oversized bedroom, full bath, and generous living space—ideal for roommates or additional rental income. 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	3
Zoning	Zone 15

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