

## \$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	59
Zoning	Zone 15

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