Courtesy Of Devin B Gray Of Exp Realty

$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 Strathconaâ€”one of Edmontonâ€™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 42â€™ x 115â€™ 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 youâ€™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 1:47pm MDT