

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 |
|--------|--------|

## 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 | 70             |
| Zoning         | Zone 15        |

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