

\$410,000 - 9809 83 Avenue, Edmonton

MLS® #E4462248

\$410,000

2 Bedroom, 2.00 Bathroom, 709 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Savvy investors and lifestyle buyers—this charming Strathcona bungalow is the one you’ve been waiting for! Currently set up with separate up and down units; easily converted back to a full bungalow. The main floor features a lovely porch, spacious living room and primary bedroom overlooking a quiet, tree-lined one-way street. The roomy kitchen has in-suite laundry and opens to the dining area. A stylish 4-piece bath completes the main level. Step out to the spacious south-facing deck overlooking the landscaped yard. From the deck you can access the private entrance to the lower unit. Head downstairs to an open living/dining area, a cozy kitchen, its own laundry, a spacious bedroom with walk-in closet, and 3-piece bath. Recent upgrades include updated electrical, windows, flooring, roof, and high efficiency furnace. This is your chance to own a piece of Old Strathcona—“one of Edmonton’s most sought-after neighborhoods”—steps from Mill Creek Ravine, Whyte Ave, UofA, and great local restaurants and cafes!

Built in 1946

Essential Information

MLS® # E4462248

Price \$410,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	709
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, Front Porch
Parking Spaces	2
Parking	Rear Drive Access, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Storage Shed, 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	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

School Information

Elementary	King Edward, Mount Carmel
Middle	McKernan, Lou. St. Laurent
High	Strathcona, Austin O'Brien

Additional Information

Date Listed	October 14th, 2025
Days on Market	5
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 8:17pm MDT