

## \$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 Strathcona—one of Edmonton’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 42’ x 115’ 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 you’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
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Days on Market 15

Zoning Zone 15

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Listing information last updated on June 19th, 2025 at 6:32pm MDT