

## \$650,000 - 10183/81 92 Street, Edmonton

MLS® #E4454159

**\$650,000**

8 Bedroom, 4.00 Bathroom, 1,828 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

A rare opportunity to secure a side-by-side duplex on one title in one of Edmonton's most desirable communities, Riverdale. Each side is fully developed offering four kitchens, four living rooms, four bathrooms, a total of 8 bedrooms, and two sets of washer/dryers. The property sits on a generous 50' x 150' sub-dividable lot with a detached double garage already divided for added potential. Significantly upgraded throughout, adding long-term value while preserving the properties character and charm. Located minutes from the Quarters Downtown redevelopment, future LRT stop, Edmonton's downtown core, River Valley, major bus routes and local gems such as Dogpatch, Little Brick and Dawson off-leash dog park. Whether you're looking for strong cash flow, long-term appreciation, or multi-family flexibility, this property checks every box and is a true gem in a high-demand area.

Built in 1930

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454159  |
| Price      | \$650,000 |
| Bedrooms   | 8         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                     |
|----------------|---------------------|
| Square Footage | 1,828               |
| Acres          | 0.00                |
| Year Built     | 1930                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10183/81 92 Street |
| Area        | Edmonton           |
| Subdivision | Riverdale          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5H 1T1            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Garage Control, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                                               |
| Stories      | 2                                                                                       |
| Has Suite    | Yes                                                                                     |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Finished                                                                          |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                           |
| Exterior Features | Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Stucco                                                           |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

Date Listed August 21st, 2025

Days on Market 83

Zoning Zone 13

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