

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

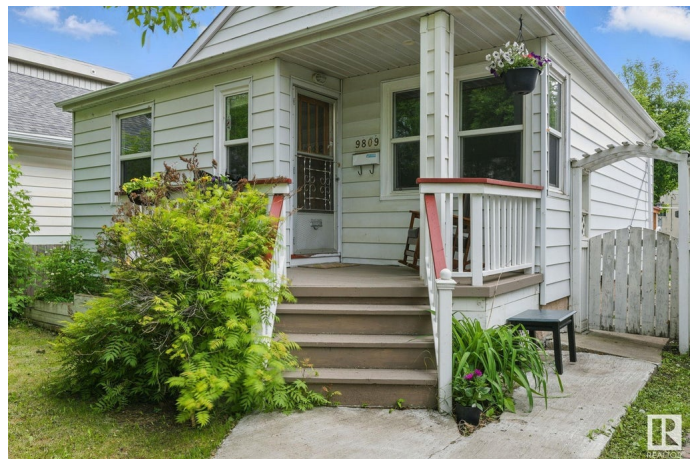
Strathcona, Edmonton, AB

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 75  
Zoning Zone 15

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Listing information last updated on August 18th, 2025 at 10:32pm MDT