

Courtesy Of Catherine Ta Of Real Broker

# \$499,900 - 9755 83 Avenue, Edmonton

MLS® #E4433583

**\$499,900**

4 Bedroom, 2.00 Bathroom, 918 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Beautifully upgraded bungalow in the heart of Edmonton's desirable Strathcona neighborhood. Offering 2+2 Beds, 2 baths, 2 kitchens, a fully developed basement w/ separate. Thoughtfully updated throughout, this home features modern kitchens & bathrooms, new flooring, & both a gas & a wood-burning fireplace for cozy comfort year-round. Solar tubes in the main kitchen bring in natural light, creating a bright cooking space. The basement was fully renovated w/ interior weeping tiles & acid stained concrete floors for durability. Located near Mill Creek Ravine, enjoy direct access to walking & biking trails, all while being just minutes from Downtown, UofA, Grant MacEwan, & vibrant Whyte Avenue. With a double detached garage, this home is ideal for young professionals, students, or savvy investors looking for a turnkey opportunity in a prime location. This unique property blends lifestyle, & location..don't miss your chance to own in one of Edmonton's most sought-after neighborhoods.

Built in 1951

## Essential Information

MLS® # E4433583

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 918                    |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9755 83 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 2B6        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Freestanding  |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | King Edward, Mt. Carmel |
| Middle     | Mckernan, Allendale     |
| High       | Strathcona, AOB         |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 47            |
| Zoning         | Zone 15       |

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Listing information last updated on June 17th, 2025 at 7:02am MDT