

## \$525,000 - 9755 83 Avenue, Edmonton

MLS® #E4433583

**\$525,000**

4 Bedroom, 2.00 Bathroom, 918 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

A beautifully upgraded bungalow in the heart of Edmonton's desirable Strathcona neighborhood. This home offers 2+2 beds & 2 full baths, along w/ a fully developed basement w/ 2nd kitchen and separate entrance. Thoughtfully updated throughout, this home features modern kitchens & bathrooms, new flooring, & both a gas & a wood-burning fireplace for cozy comfort year-round. The solar tubes in the main kitchen bring in natural light, creating a bright & welcoming space, as well as peace of mind w/ interior weeping tiles installed. Located near the scenic 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 \$525,000



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	13
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 May 14th, 2025 at 8:47pm MDT