

\$429,000 - 9837 85 Avenue, Edmonton

MLS® #E4450039

\$429,000

3 Bedroom, 2.00 Bathroom, 1,218 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Welcome to this upgraded two-storey home in the heart of Strathcona, oozing character and charm! Combining history and modern living convenience, this home is perfect for first time buyers looking to live in one of the most desirable communities in Edmonton, minutes to Whyte Avenue, the River Valley, Mill Creek Ravine, and Downtown! Main floor features a cozy living room, a big dining room that flows into a beautiful updated country-style kitchen with an island, a gorgeous 4-piece bathroom with extra long vanity, and a big laundry room. Upstairs are three generous-size bedrooms with ample closet space and a spacious hallway. High ceilings on both levels and big windows that keep the home bright. The side entry takes you to a private deck and a fully fenced south-facing backyard that includes an oversized double garage. Basement is partly finished with a 3-piece bathroom. Upgrades include windows, shingles on garage, flooring, kitchen, bathroom, furnace, Hwt, electrical, & west foundation wall. RF2 zoning.

Built in 1902

Essential Information

MLS® # E4450039

Price \$429,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Acres	0.00
Year Built	1902
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9837 85 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2J5

Amenities

Amenities	Ceiling 10 ft., Deck, Fire Pit, Vinyl Windows, Infill Property
Parking	Double Garage Detached, Over Sized

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood
Foundation	Block

Additional Information

Date Listed	July 28th, 2025
Days on Market	4
Zoning	Zone 15

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