

## \$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        5  
Zoning                    Zone 15

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