

## \$415,000 - 9833 83 Avenue, Edmonton

MLS® #E4456902

**\$415,000**

2 Bedroom, 1.00 Bathroom, 662 sqft

Single Family on 0.00 Acres

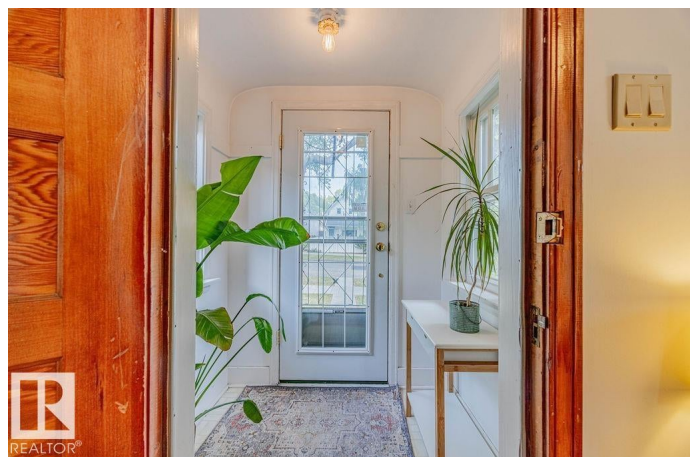
Strathcona, Edmonton, AB

Welcome to this character-filled home in one of Edmonton's most sought-after neighborhoods. Strathcona living means easy River Valley access and an abundance of walkable local amenities. Bursting with personality and lovingly maintained, this home offers a warm, inviting atmosphere. Original hardwood floors anchor the spacious living room, leading into a bright eat-in kitchen with soaring ceilings and charming original cabinetry. Find peace of mind in the recent upgrades, including a new garage door, windows, HWT and furnace—all designed for year-round comfort and efficiency. Outside, enjoy the mature trees, private fenced yard, single-car garage, and even RV parking. With its efficient layout, cozy living spaces, and unbeatable location, this home truly packs a punch. Experience the best of Strathcona's Farmers Market, tree-lined streets, local shops, top restaurants, and Mill Creek Ravine—right at your doorstep.

Built in 1945

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456902  |
| Price     | \$415,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 662                    |
| Acres          | 0.00                   |
| Year Built     | 1945                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9833 83 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 2B8        |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Detached                                                                          |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                           |
| Stories      | 1                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | Full, Partially Finished                                                                            |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                 |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Garneau School/King Edward |
| High       | Strathcona High            |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 7                   |
| 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 September 16th, 2025 at 3:02am MDT