

## \$438,100 - 10417 85 Avenue, Edmonton

---

MLS® #E4439759

**\$438,100**

2 Bedroom, 1.50 Bathroom, 935 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

RSM H14 Goldmine! in Strathcona North of 82 Avenue !! Build up to 16 units on this infill lot. Existing 1927 house is tenant-occupied (providing immediate cash flow during planning). Exceptional redevelopment opportunity in established area.



Built in 1927

### Essential Information

MLS® #	E4439759
Price	\$438,100
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	935
Acres	0.00
Year Built	1927
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10417 85 Avenue
Area	Edmonton
Subdivision	Strathcona

City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2K2

### **Amenities**

Amenities	Closet Organizers
Parking	Front/Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	44
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 July 14th, 2025 at 4:02am MDT