

## **\$1,150,000 - 9921 85 Avenue, Edmonton**

MLS® #E4435964

**\$1,150,000**

10 Bedroom, 7.50 Bathroom, 4,022 sqft

Single Family on 0.00 Acres

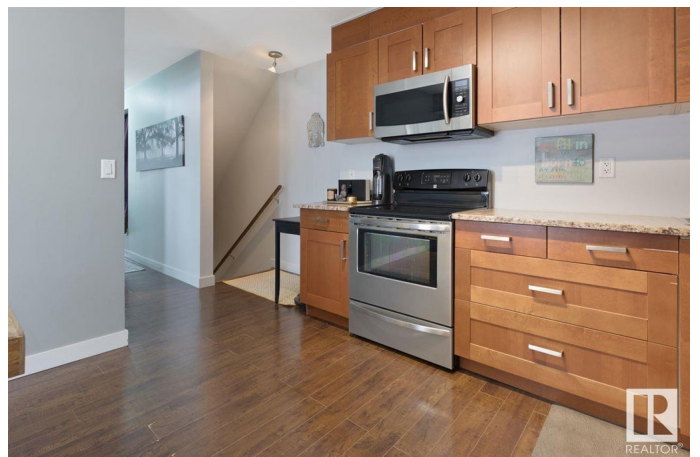
Strathcona, Edmonton, AB

Located in one of the TOP communities in Edmonton just off Whyte Ave! Convenient access to the U of A, River Valley, Downtown, Whyte Ave and within walking distance to enjoy Edmonton's top walking trails. This TURNKEY 4 PLEX is one of the HOTTEST Investment Properties to hit the market. The area has the lowest Vacancies in the city, combined with great Tenant Profile. Any vacancies have been filled within 48 hours of listing. Units are above average size which makes them extremely sought after. This property is fully tenanted and Cashflow's so well it will pay for your Beach Vacations each month! With NEW waterlines, sewer lines, furnaces (2010), windows, kitchens, flooring, and paint. Spray foam insulation all the way from the basement to the attic making your energy bills surprisingly low. As you walk into each suite, you will notice the 9' ceilings, spacious floor plans, a total of 10 bedrooms, 7 bathrooms, south facing balconies. 8 parking stalls, strong tenant profile & excellent monthly cash flow.

Built in 1917

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4435964    |
| Price  | \$1,150,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 10            |
| Bathrooms      | 7.50          |
| Full Baths     | 7             |
| Half Baths     | 1             |
| Square Footage | 4,022         |
| Acres          | 0.00          |
| Year Built     | 1917          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9921 85 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 2J7        |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Off Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, See Remarks |
| Parking Spaces | 8                                                                     |
| Parking        | See Remarks                                                           |

### Interior

|              |                                                                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, See Remarks, Natural Gas                                                                                                               |
| Stories      | 4                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                            |
| Exterior Features | Back Lane, Flat Site, Landscaped, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See |

|              |                    |
|--------------|--------------------|
|              | Remarks            |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                    |
|------------|--------------------|
| Elementary | KING EDWARD SCHOOL |
| Middle     | MCKERNAN SCHOOL    |
| High       | STRATHCONA SCHOOL  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 36             |
| 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 June 17th, 2025 at 7:17am MDT