

## \$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	35
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 16th, 2025 at 2:02pm MDT