

## \$418,800 - 10417 85 Avenue, Edmonton

MLS® #E4449655

**\$418,800**

2 Bedroom, 1.50 Bathroom, 935 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

RSM h14 zoning Goldmine! in Strathcona North of 82 Avenue and West of 104 Street, close to University of Alberta and Enjoy the views of Historic Streetcar!! Build up to 10-16 units on this infill lot. Existing 1927 house is tenant-occupied (providing immediate cash flow during planning). Exceptional redevelopment opportunity in established area.

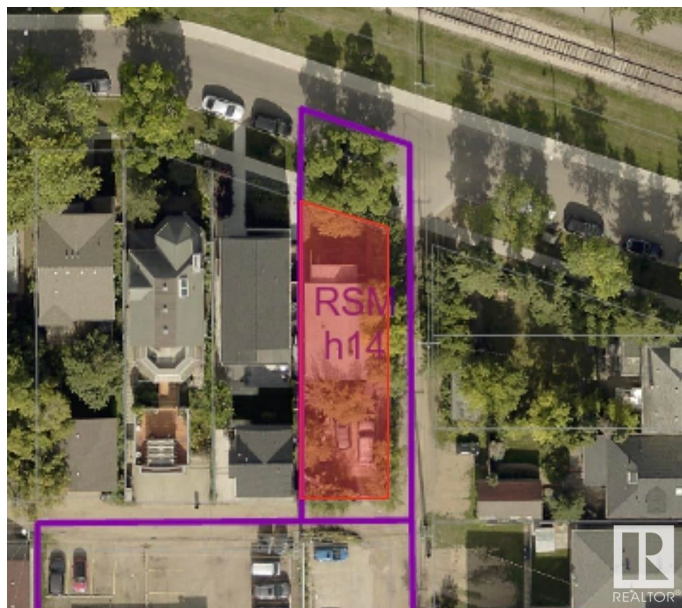
Built in 1927

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449655               |
| Price          | \$418,800              |
| 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, Partially Finished               |

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 15         |

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Listing information last updated on August 3rd, 2025 at 12:17pm MDT