

## \$235,000 - 404 9925 83 Avenue, Edmonton

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MLS® #E4442737

**\$235,000**

3 Bedroom, 1.50 Bathroom, 1,079 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Amazing TOP FLOOR Ideal location

One-bedroom with large storage room  
apartment in Old Strathcona within walking  
distance to the trendy district of Whyte Ave,  
Old Strathcona farmers market and the UOFA.

Heat, water, In-suite laundry, energized  
parking stall, modern galley style kitchen with  
loads of cabinets, Hardwood flooring and a  
large balcony to name a few amazing details  
this apartment has to offer. Perfect  
investment property for that Savvy investor.  
Tenants would like to renew their lease for  
another year.

Built in 1971

### Essential Information

MLS® #	E4442737
Price	\$235,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,079
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status	Active
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## Community Information

Address	404 9925 83 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2B9

## Amenities

Amenities	Parking-Plug-Ins
Parking	Stall

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Back Lane, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	June 17th, 2025
Days on Market	1
Zoning	Zone 15
Condo Fee	\$733

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