

## \$4,200,000 - 9818 82 Avenue, Edmonton

MLS® #E4443684

**\$4,200,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Strathcona, Edmonton, AB

A GREAT INVESTMENT! AN APARTMENT BUILDING WITH 28 RENTAL UNITS ON WHYTE AVENUE AND WITH AN ELEVATOR.

A good mix of suites with 1 bachelor; 15 one bedroom; 9 two bedroom and 3 three bedroom. A well maintained building that is close to everything: the U of A; hospitals; shopping; medical/dental; restaurants; farmer's market. There are 28 energized parking stalls. Most suites have balconies. Hot water tank replaced Nov, 2024; sewer line replaced Nov, 2024; storm drain line replaced; boiler replaced Nov 2015. Fibre optics installed into building. Potential for increased rents. Long time owners of the property. Self-managed.

Built in 1968

### Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4443684                |
| Price      | \$4,200,000             |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1968                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### Community Information

Address 9818 82 Avenue



|             |            |
|-------------|------------|
| Area        | Edmonton   |
| Subdivision | Strathcona |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6E 1Y8    |

### **Exterior**

|              |                           |
|--------------|---------------------------|
| Exterior     | Brick, Stucco, Wood Frame |
| Construction | Brick, Stucco, Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 44              |
| Zoning         | Zone 15         |

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Listing information last updated on August 3rd, 2025 at 6:17am MDT