

Courtesy Of Thomas G Harrington and Brice J Laidler Of Black Sheep Realty

## \$825,000 - 9831 83 Avenue, Edmonton

MLS® #E4407266

**\$825,000**

3 Bedroom, 1.50 Bathroom, 763 sqft  
Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Top rated short-term rental property in Old Strathcona! Two houses on one lot. This is a unique well cared for property and turn-key business opportunity combined. The property consists of a renovated main house with a 2-bedroom & 4-piece bath main floor with updated kitchen and stainless steel appliances. The basement is updated with an additional bedroom, half bath, a shower, and kitchenette. The main house has a HEPA air filtration system, high efficiency furnace, NEW HWT, and new central AC. The garage suite is an incredible custom build by renowned shipping container home builder Honomobo and was completed in 2018. Runs on carbon-free heating & has AC and is fitted for solar power. Main floor of the garden suite is concrete with shipping container upper which features 24 ft, 2nd floor balcony. This home is a "guest favourite" on a leading short-term rental website with over 1200 reviews. Beautifully landscaped yard that is a "Yards in Bloom" nominee. Tremendous potential to live, invest, or develop!

Built in 1947

### Essential Information

MLS® #	E4407266
Price	\$825,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	763
Acres	0.00
Year Built	1947
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9831 83 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2B8

### **Amenities**

Amenities	Air Conditioner, Deck, Patio
Parking	See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            September 20th, 2024

Days on Market      216

Zoning                 Zone 15

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