

Courtesy Of Thomas G Harrington Of Black Sheep Realty

## \$788,000 - 9831 83 Avenue, Edmonton

MLS® #E4407266

**\$788,000**

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 \$788,000



|                |                        |
|----------------|------------------------|
| 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                327  
Zoning                              Zone 15

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