

## \$458,200 - 10417 85 Avenue, Edmonton

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MLS® #E4439759

**\$458,200**

2 Bedroom, 1.50 Bathroom, 935 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

RSM H14 Goldmine!\*\* Build up to 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® #         | E4439759               |
| Price          | \$458,200              |
| 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, Unfinished                       |

### **Exterior**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 6              |
| Zoning         | Zone 15        |

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Listing information last updated on June 6th, 2025 at 7:02pm MDT