

## \$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	17
Zoning	Zone 15

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Listing information last updated on June 17th, 2025 at 5:17am MDT