

## \$135,000 - 9630 82 Avenue, Edmonton

MLS® #E4442354

**\$135,000**

1 Bedroom, 1.00 Bathroom, 635 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Excellent Investment Opportunity in a Prime Location! Welcome to Strathcona—one of Edmonton's most vibrant and sought-after communities. This fully updated 1-bedroom, 1-bathroom top floor condo offers exceptional value & lifestyle. Inside, you'll find a bright & open living space, a functional kitchen w/ stainless steel appliances, an soaker bathtub, & a spacious primary suite. Enjoy the convenience of ensuite laundry & plenty of natural light throughout. Step outside and you're just moments from the heart of Whyte Avenue, where local dining, boutique shopping, & live theatre await. You're also just minutes from downtown, the river valley, Millcreek Ravine, top-rated schools, public transit including LRT, & a wide array of amenities. Whether you're a first-time buyer, downsizer, or savvy investor, this home is a fantastic opportunity you won't want to miss. Book your showing today!

Built in 1958

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442354  |
| Price      | \$135,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 635                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9630 82 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1A1        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Closet Organizers, Intercom, Low Flw/Dual Flush Toilet, Parking-Visitor, Security Door, Vinyl Windows |
| Parking   | No Garage   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 15         |
| Condo Fee      | \$368           |

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Listing information last updated on June 15th, 2025 at 7:32pm MDT