

\$4,200,000 - 9818 82 Avenue, Edmonton

MLS® #E4443684

\$4,200,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Strathcona, Edmonton, AB

A GREAT INVESTMENT! AN APARTMENT BUILDING WITH 28 RENTAL UNITS ON WHYTE AVENUE AND WITH AN ELEVATOR.

A good mix of suites with 1 bachelor; 15 one bedroom; 9 two bedroom and 3 three bedroom. A well maintained building that is close to everything: the U of A; hospitals; shopping; medical/dental; restaurants; farmer's market. There are 28 energized parking stalls. Most suites have balconies. Hot water tank replaced Nov, 2024; sewer line replaced Nov, 2024; storm drain line replaced; boiler replaced Nov 2015. Fibre optics installed into building. Potential for increased rents. Long time owners of the property. Self-managed.

Built in 1968

Essential Information

MLS® #	E4443684
Price	\$4,200,000
Bathrooms	0.00
Acres	0.00
Year Built	1968
Type	Multi-Family Commercial
Status	Active

Community Information

Address 9818 82 Avenue



Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1Y8

Exterior

Exterior	Brick, Stucco, Wood Frame
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	June 20th, 2025
Days on Market	10
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 30th, 2025 at 1:18pm MDT