

## \$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 2:02pm MDT