

## \$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	4
Zoning	Zone 15
Condo Fee	\$368

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