

## \$1,699,800 - 9859 85 Avenue, Edmonton

MLS® #E4426236

**\$1,699,800**

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

Strathcona, Edmonton, AB

Fantastic investment opportunity in Strathcona - newly built 6 units multi-family building on a quiet street close to Mill Creek Ravine with quick commute to YEG Downtown! Each unit has own separate entrance from outside with TWO bedrooms plus a living room, one full bath, kitchen with granite countertops and stainless steel appliances, and in-suite laundry with washer/dryer. Two units on each level. Great investment property to add into your portfolio!

Built in 2019

### Essential Information

MLS® #	E4426236
Price	\$1,699,800
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Multi-Family Commercial
Status	Active

### Community Information

Address	9859 85 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA



Province	AB
Postal Code	T6E 2J5

**Exterior**

Exterior	Wood Frame
Construction	Wood Frame

**Additional Information**

Date Listed	March 18th, 2025
Days on Market	139
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 August 4th, 2025 at 11:47am MDT