

## \$849,900 - 9937 82 Street, Edmonton

MLS® #E4456323

**\$849,900**

4 Bedroom, 2.00 Bathroom, 1,086 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Step back in time with this beautifully preserved mid-century bi-level, lovingly maintained to look exactly as it did 50 years ago. Sitting on a massive 74' x 144' lot, this property offers endless potential. Whether you're looking to move right in, renovate, or redevelop, this property can be whatever you want it to be. Inside, you'll find all the classic details of the era: a functional split-level floor plan, warm wood ceilings, beautiful parquet flooring and a bright, open feel throughout. The home's retro charm has been carefully kept intact, giving it a unique character rarely found today. The large lot provides incredible flexibility - space for an addition, garage expansion, or a complete redevelopment. Mature trees and established landscaping add privacy and a sense of permanence to the setting. Whether you're a mid-century enthusiast who wants to preserve its vintage appeal, or a visionary ready to create something brand new, this property is an outstanding opportunity in a desirable location.

Built in 1971

### Essential Information

MLS® # E4456323

Price \$849,900



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$23                   |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,086                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9937 82 Street            |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3L9                   |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | No Smoking Home, Open Beam, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Detached                                   |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                               |
| Stories      | 2                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | Full, Finished                                                          |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                           |
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Level Land, Paved Lane, Schools, Shopping Nearby, Subdividable Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 44                  |
| Zoning         | Zone 19             |

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