Courtesy Of Adrian Nedelec Of Exp Realty

$879,900 - 8504 98 Street, Edmonton

MLS® #E4439485

$879,900
0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Strathcona, Edmonton, AB

Fully rented or full of potential â€” this Strathcona multi-suite property delivers both. With a proven rental track record, this 10-bedroom setup is currently structured with two spacious 2-bed/1-bath units upstairs and six individually addressed furnished rooms below â€” a setup highly sought after by U of A students and long-term renters alike. The home features major mechanical upgrades including four high-efficiency furnaces, updated plumbing, electrical, and fire protection systems, plus vinyl plank flooring throughout. Historically near full occupancy, the upstairs units alone have consistently covered the mortgage, making this an ideal hold with immediate cash flow or a candidate for infill redevelopment, MLI Select, or strategic TLC. With walkability to the river valley, transit, and campus, this is affordable housing in a prime location â€” stable, flexible, and loaded with opportunity.

Built in 1958

Essential Information

MLS® #	E4439485
Price	$879,900
Bathrooms	0.00
Acres	0.00
Year Built	1958

Type	Multi-Family Commercial
Status	Active

Community Information

Address	8504 98 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 3M3

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 15

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Listing information last updated on June 16th, 2025 at 1:32am MDT