

\$854,900 - 8504 98 Street, Edmonton

MLS® #E4439485

\$854,900

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

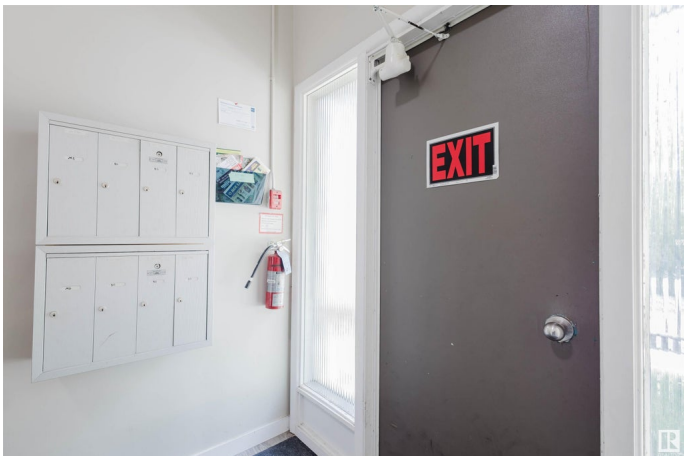
Strathcona, Edmonton, AB

Fully rented or full of potential – 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 – 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 – stable, flexible, and loaded with opportunity.

Built in 1958

Essential Information

| | |
|------------|-----------|
| MLS® # | E4439485 |
| Price | \$854,900 |
| 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 | 36 |
| Zoning | Zone 15 |

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Listing information last updated on July 5th, 2025 at 8:32am MDT