

\$789,900 - 8504 98 Street, Edmonton

MLS® #E4457140

\$789,900

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

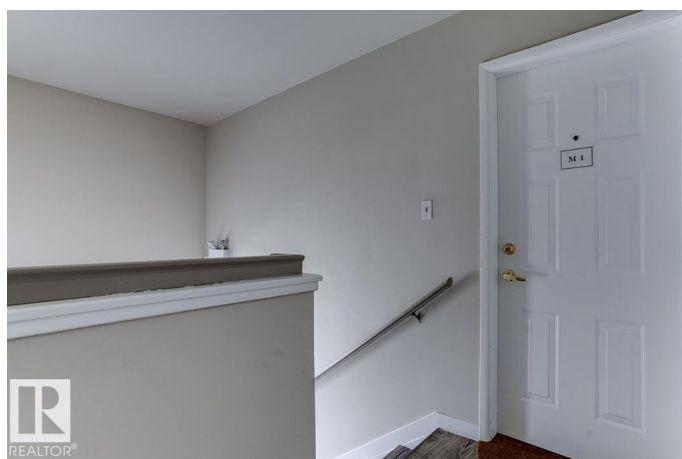
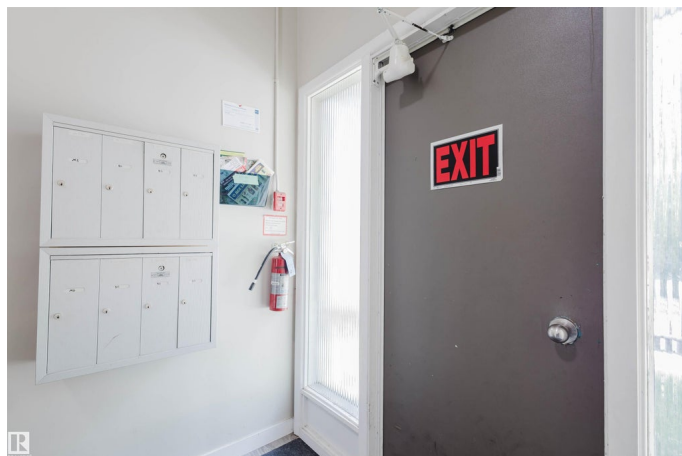
Strathcona, Edmonton, AB

Fully tenanted and cash flowing, this 10-bedroom multi-suite property in the heart of Strathcona offers strong rental income and long-term upside. Currently configured with two spacious 2-bed/1-bath units upstairs and six individually addressed, furnished rooms below, it appeals to both U of A students and working professionals. Recent upgrades include four high-efficiency furnaces, updated plumbing, electrical, fire protection systems, durable vinyl plank flooring throughout, and a roof replacement in 2018. The property has a proven track record of near-full occupancy, with the upstairs units alone historically covering the mortgage. Whether you're holding for income, considering future infill or looking for a strategic value-add, this is a prime investment in one of Edmonton's most walkable and transit-connected neighbourhoods.

Built in 1958

Essential Information

MLS® #	E4457140
Price	\$789,900
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 September 10th, 2025
Days on Market 8
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 September 18th, 2025 at 8:47am MDT