

## \$789,900 - 8504 98 Street, Edmonton

MLS® #E4457140

**\$789,900**

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

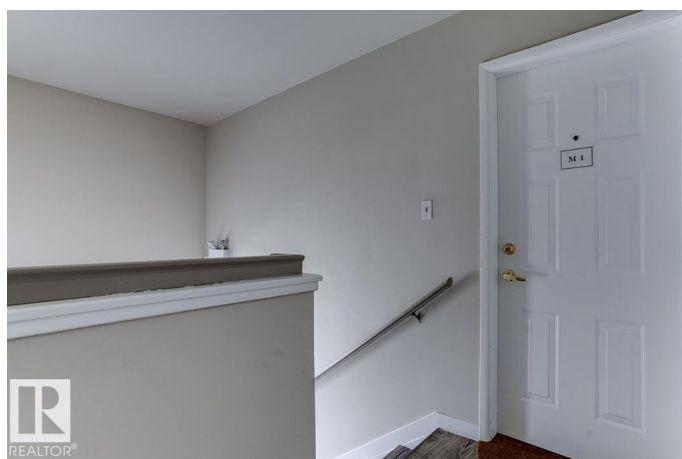
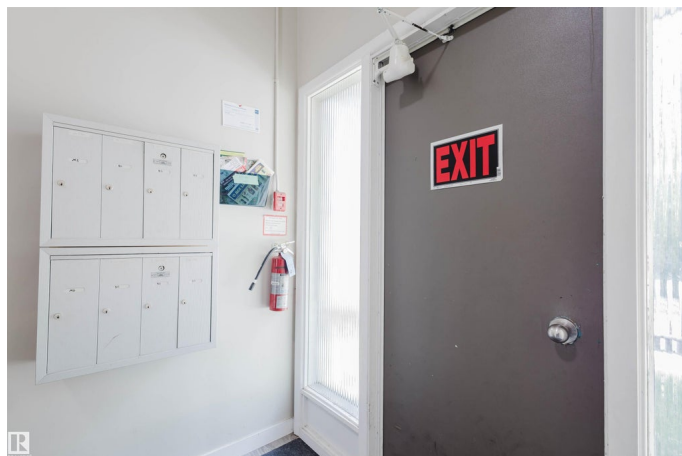
Strathcona, Edmonton, AB

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 MLI Select, 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          5  
Zoning                      Zone 15

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Listing information last updated on September 15th, 2025 at 12:17pm MDT