

FILE#:CS240003-YA

HOLDING#: 214609

LAST UPDATE: December 10, 2024



10440 – 84 Avenue NW

\$430,000

The City of Edmonton is offering a residential building that was most recently used as an office on a 4,284 sq.ft. RS-zoned parcel in historic Old Strathcona. This unique and prime property contains 2 bedrooms (offices) upstairs, large open space (basement), 2 half-bathrooms (main floor and basement), and a kitchen. This property has barrier-free elements including an outdoor elevator (ground to main floor) and an indoor elevator (main floor to basement).

This property is situated along a quiet, one-way street in close proximity to Whyte Ave, Gateway Boulevard and Calgary Trail South. Nestled in a lively area rich with culture, historic charm, and modern design, it's a unique opportunity in a thriving neighbourhood. This property is walking distance to **Old Strathcona Farmer's Market**, trendy restaurants, and unique shops. Top education institutions are nearby including the **University of Alberta**, **Northern Alberta Institute of Technology (NAIT)**, and **Old Scona Academic**. Close proximity to premier health and wellness facilities including **Kinsmen Sports Centre**, **Royal Glenora Club**, **Victoria Golf Course**, and the **Royal Mayfair Golf Club**. The beautiful **Edmonton River Valley** is a short walk away. Easy access to the **University of Alberta Hospital**, and other medical facilities.

Property Type:	Residential
Neighbourhood:	Old Strathcona
Sector:	South Central
Legal Description:	Plan I; Block 85; Lot 25 Excepting Thereout: Part of Lot For Road Plan 8022090
Total Land Area:	398 sq.m. or 4,284 sq.ft. (more or less)
Total Building Area:	102 sq.m. or 1,100 sq.ft. (more or less)
Existing Land Use Zone:	RS – Small Scale Residential Zone
Tax Roll Number:	19840213
Estimated Taxes 2024: <small>(subject to verification by Assessment and Taxation)</small>	Not Available
Annual Local Imp. Charges:	Not Available

Buyer's Application Form

[PDF FORM – DOWNLOAD](#) (scan, email or mail)

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change within notice. GST is not included in price.

10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

City of Edmonton
OWNER
Real Estate

edmonton.ca/propertysales



Strathcona



Residential



1,100 square feet
(more or less)



2 Beds



2 Half Bath



Above Ground
Parking



Kitchen



Kitchen



Living Room



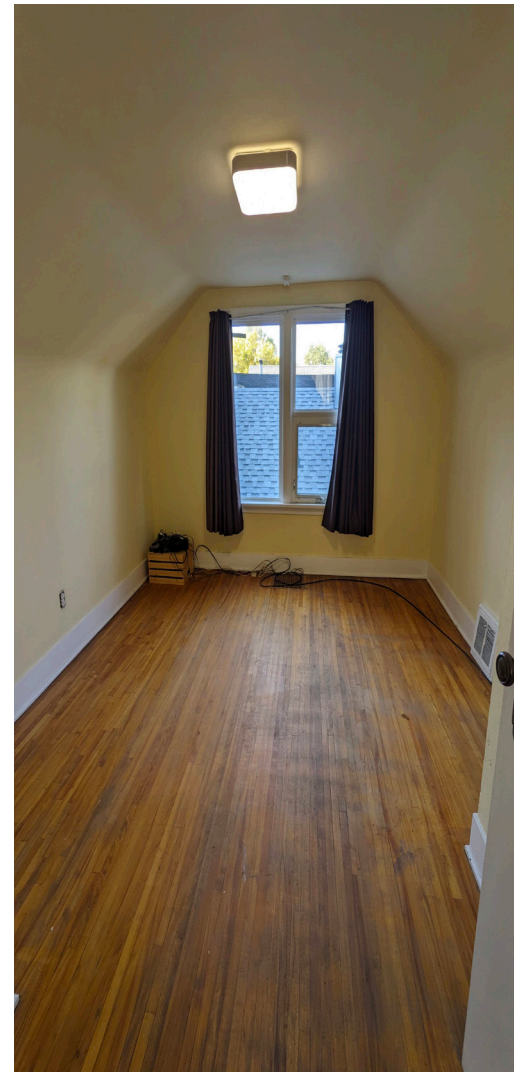
Living Room



Bathroom



2nd Floor



First Bedroom



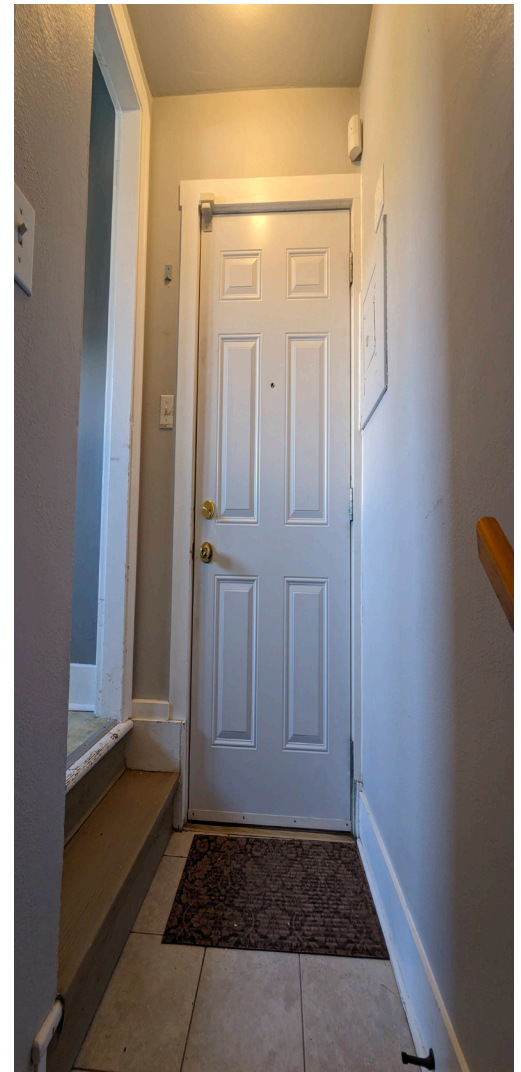
Second Bedroom



Bathroom



Indoor Elevator



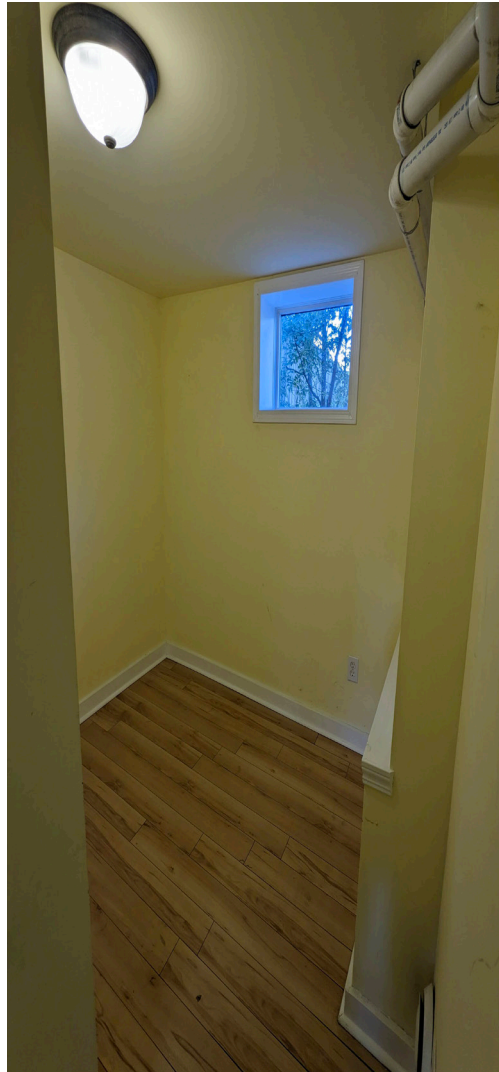
Side Door



Basement



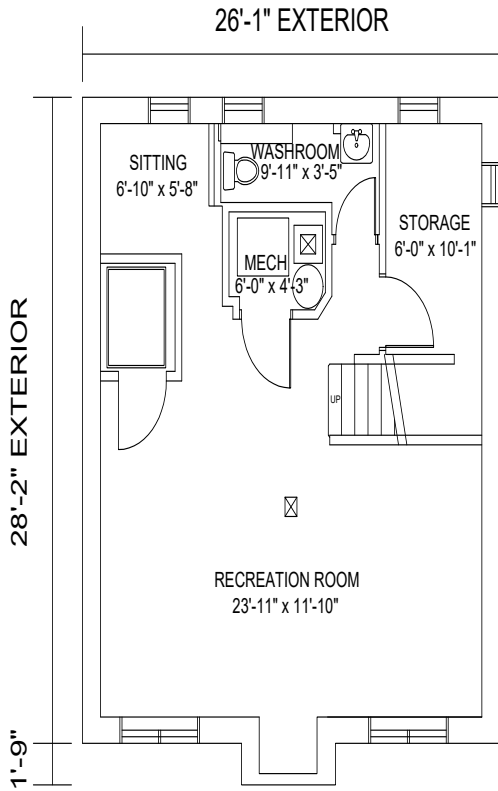
Basement



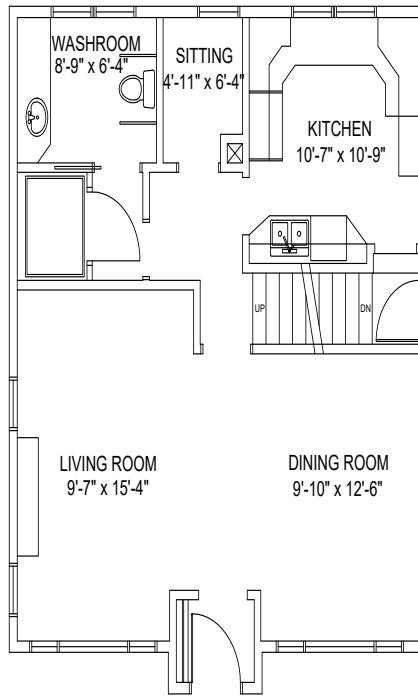
Basement



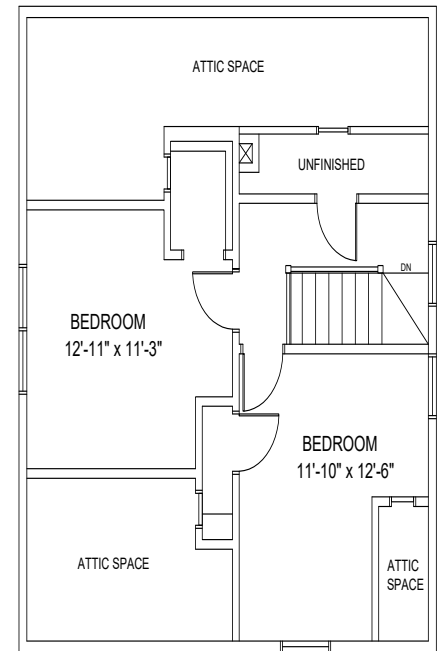
Outdoor Elevator



BASEMENT FLOOR
630 Sq.Ft. (Below Grade)



MAIN FLOOR
696 Sq.Ft.



SECOND FLOOR
375 Sq.Ft.



10440 84 AVENUE NW

Floor Plan

Conditions of Sale

1. All sales are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of the City Council.
2. The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase price upon execution of a sales agreement.
3. The property is being sold on a strictly as is, where is basis. Any representations or information regarding the condition, size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or developability with respect to the property are taken and relied upon at the Buyers sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.
4. The successful applicant will be required to represent and warrant that it is not prohibited from purchasing the property under The Purchase of Residential Property by Non-Canadians Act, S.C. 2022, c. 1, s. 235, and regulations thereunder, as amended from time to time.

Purchase Process

1. All interested parties must submit a **buyer's application form** to the City. This property will be sold on a first come, first serve basis. If your submission is deemed acceptable, the City may contact you to further negotiate and formalize a sale agreement. All submissions should be emailed to:

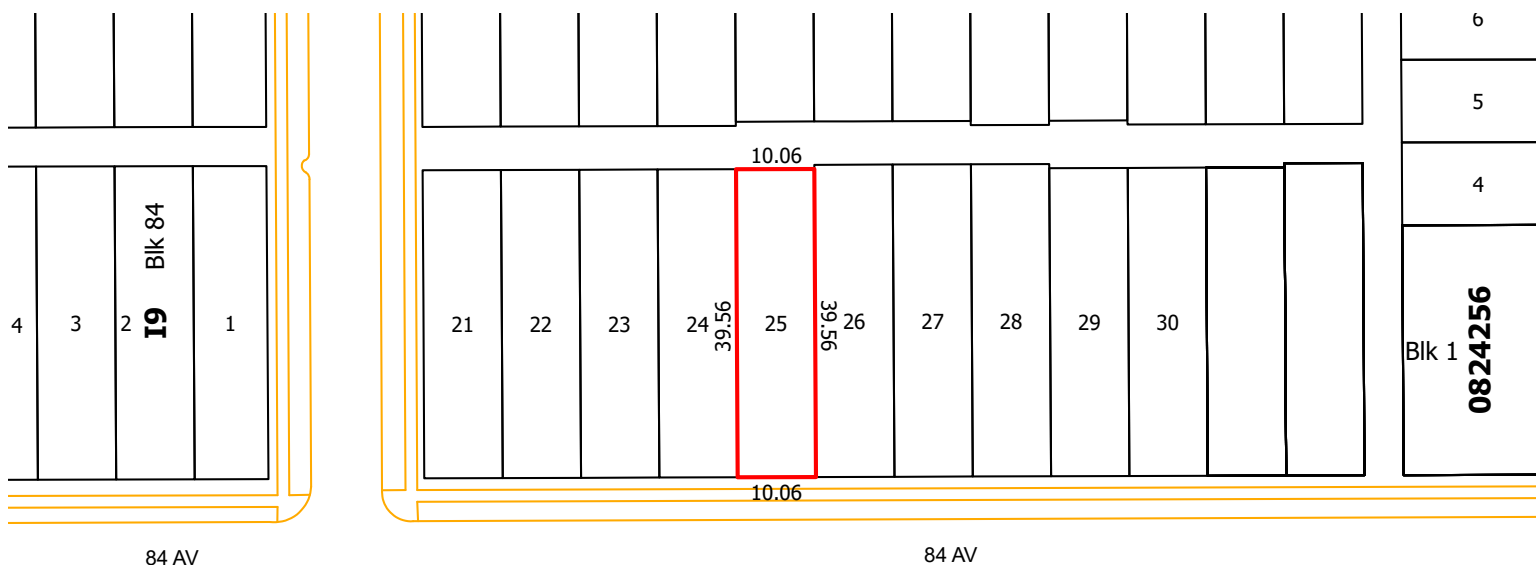
propertysales@edmonton.ca

Subject Line: "CS240003 Strathcona – Submission"

or Mail to:

Attn: Supervisor, Property Sales
 2nd Floor Mailroom, Edmonton Tower
 10111 – 104 Avenue NW
 Edmonton, AB T5J 0J4

2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering.



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