

\$779,000 - 9809/9811 89 Avenue, Edmonton

MLS® #E4428865

\$779,000

6 Bedroom, 3.50 Bathroom, 1,185 sqft
Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Luxury Living Near Mill Creek & Whyte Ave!
Nestled between Mill Creek Ravine,
Downtown, and Whyte Avenue, this home
seamlessly blends nature, shopping, dining,
and culture. Essentially brand new, itâ€™s
been reimaged on an existing frame with
200-amp service, new electrical panels,
plumbing, lighting, and fixtures. Enjoy all-new
windows, doors, and two stunning kitchens
with upscale quartz countertops, sleek
cabinetry, and high-end appliances. Stylish
vinyl flooring, fresh exterior finishes, and two
brand-new furnaces ensure year-round
comfort. With six bedrooms and four
bathrooms these two homes are ideal for
multigenerational living or rental income.
Located just steps from parks, trails, festivals,
and Edmontonâ€™s top restaurants, this is
your chance to live in style in one of the
cityâ€™s trendiest neighborhoods!

Built in 1956

Essential Information

MLS® #	E4428865
Price	\$779,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,185
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	9809/9811 89 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2S3

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Microwave Hood Fan, Oven-Microwave, Dryer-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 3rd, 2025
Days on Market	17
Zoning	Zone 15

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