

## **\$1,449,000 - 9807 90 Avenue, Edmonton**

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MLS® #E4435734

**\$1,449,000**

4 Bedroom, 3.50 Bathroom, 2,605 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Nestled in a quiet part of a tree-lined street close to Mill Creek Ravine, this graceful 2-storey home with 2604 sq ft projects timeless, thoughtful elegance. The stately facade has Hardie plank siding as well as large windows and a flat roof. Inside, the main floor opens dramatically onto a ceramic tile hallway with a den/office to the left and a living room to the right. A chic kitchen with dining area welcomes at the back, along with a 4th bedroom and ensuite for guests, and a mudroom back entrance. Upstairs, the luminous primary suite with walk-in closet/ensuite sits at the front, and two bedrooms with balconies face the back. A flex room, 4-pc bathroom and generous laundry room complete the floor. The basement with separate side entrance is unfinished, waiting for your design. The backyard has a deck, and a 2-car garage is included. The home is mins bike ride to University of Alberta or downtown, walking distance to Old Strathcona shops, schools as well as restaurants and cultural locations.



Built in 2025

### **Essential Information**

MLS® # E4435734

Price \$1,449,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,605
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9807 90 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2T2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Park/Reserve, Public Transportation, Shopping Nearby
Roof	Flat
Construction	Wood, Hardie Board Siding

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 9th, 2025

Days on Market                56

Zoning                            Zone 15

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