

\$814,000 - 9809/9811 89 Avenue, Edmonton

MLS® #E4425273

\$814,000

6 Bedroom, 3.50 Bathroom, 1,194 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! Some photos have been virtually staged

Built in 1956

Essential Information

MLS® #	E4425273
Price	\$814,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,194
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Bi-Level
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	March 12th, 2025
Days on Market	21
Zoning	Zone 15

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