

\$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 | 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 April 3rd, 2025

Days on Market 1

Zoning Zone 15

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Listing information last updated on April 4th, 2025 at 9:02pm MDT