

## \$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                63

Zoning                            Zone 15

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