

# \$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      22

Zoning                 Zone 15

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