

## \$699,900 - 9809/9811 89 Avenue, Edmonton

MLS® #E4433075

**\$699,900**

6 Bedroom, 3.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

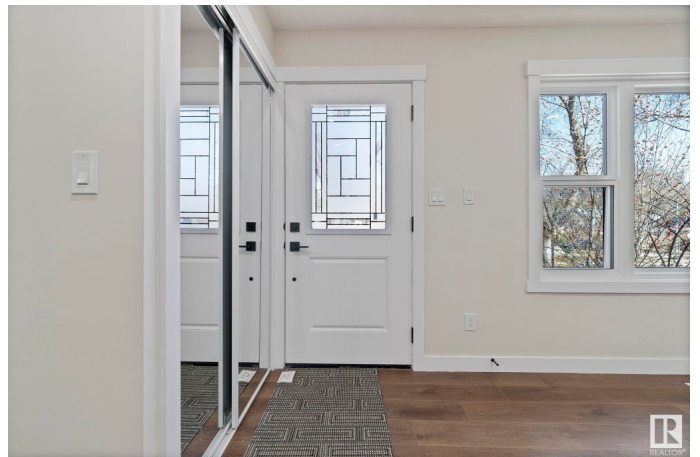
Strathcona, Edmonton, AB

**AMAZING LOCATION AND HOME!** Just 1 block to Mill Creek Ravine and the opportunity to live upstairs or downstairs and rent out the other half - long term or AirBnB as an amazing mortgage helper! This home features **SIX BEDROOMS AND 4 BATHROOMS WITH 2 TOTALLY RENOVATED SUITES!** Each home has 3 bedrooms, it's own kitchen, rec/living room, dining area, laundry and 2 bathrooms on each level. Live worry free with new windows, electrical (200 AMP panel), plumbing, kitchens, bathrooms, flooring, siding, evestrough, soffits and fascia! A generous sized garage has a lot space for **TONS** of extra storage space! **MUST BE SEEN TO UNDERSTAND THE TRUE VALUE HERE!!**

Built in 1956

### Essential Information

MLS® #	E4433075
Price	\$699,900
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,216
Acres	0.00



Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
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	Detectors Smoke
Parking Spaces	3
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 25th, 2025

Days on Market 3

Zoning Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 28th, 2025 at 8:47am MDT