

# \$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 | 5 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 15 |
|--------|---------|

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