

Courtesy Of Nick Hale Of Schmidt Realty Group Inc

## \$525,000 - 9909 87 Avenue, Edmonton

MLS® #E4445576

**\$525,000**

5 Bedroom, 2.00 Bathroom, 1,165 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

**5 BEDROOMS, 2 KITCHENS, A DOUBLE DETACHED GARAGE & EXTRA PARKING!**

Welcome to sought after Strathcona where you'll find this gorgeous 1.5 storey character home! This property has been very well maintained and has numerous upgrades including triple pane windows and high end laminate flooring. The main level offers two bedrooms, living & dining areas, a bright white kitchen with quartz counters, and a full 4-pc bath. Upstairs you have two more large bedrooms with hardwood floors and great storage! The basement has a second kitchen, an awesome rec area, another bedroom, an updated 4-pc bath with soaker tub, and the laundry area. This home is in an incredible location with easy access to downtown, U of A, Mill Creek Ravine, and Edmonton's River Valley biking/walking trails! It is also walking distance to Whyte Ave, and the trendy spots along 99th St including The Columbian, Franks Pub, and Made by Marcus. Amazing value for first time buyers, investors, or anyone wanting to be in a stunning walkable location!

Built in 1948

### Essential Information

MLS® # E4445576

Price \$525,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,165
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9909 87 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2N8

### **Amenities**

Amenities	See Remarks
Parking Spaces	3
Parking	Double Garage Detached, Parking Pad Cement/Paved

### **Interior**

Appliances	Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 3rd, 2025

Days on Market                3

Zoning                            Zone 15

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