\$2,750,000 - 8807 99 Avenue, Edmonton

MLS® #E4441988

\$2,750,000

4 Bedroom, 3.50 Bathroom, 3,316 sqft Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Nestled in the heart of Riverdale! This brand-new, architecturally striking 2.5-storey residence designed by sought after Design 2 Group (D2) offers a rare opportunity to fully personalize your interior finishes and cabinetry, creating a home that reflects your unique lifestyle and taste. With the exterior beautifully finished and a private elevator connecting all levels, this home blends elegance with modern convenience. The open-concept main floor is perfect for entertaining, featuring a gourmet kitchen with island and breakfast bar, gas fireplace, walk-through pantry, mudroom, and home office. Upstairs, retreat to a spacious bonus room, three bedrooms, laundry, and a serene primary suite with dual sinks, soaker tub, and separate shower. A show-stopping rooftop patio with hot tub offers stunning river valley views all year around. An ideal escape in every season. The fully finished lower level includes a fourth bedroom and premium features expected in a home of this calibre. Photos are representative.







Built in 2025

Essential Information

MLS® # E4441988 Price \$2,750,000 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 3,316

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 and Half Storey

Status Active

Community Information

Address 8807 99 Avenue

Area Edmonton
Subdivision Riverdale
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 4N5

Amenities

Amenities Detectors Smoke, Sunroom, Vinyl Windows, Wet Bar, See Remarks

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Gas, Washer, Wine/Beverage Cooler

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Brick, Stucco

Exterior Features Golf Nearby, No Back Lane, Playground Nearby, River View, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 11th, 2025

Days on Market 146

Zoning Zone 13

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