

## \$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                1

Zoning                            Zone 15

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