

## \$479,000 - 9731 89 Avenue, Edmonton

MLS® #E4453753

**\$479,000**

3 Bedroom, 2.00 Bathroom, 1,354 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Amazing location in the sought after neighbourhood of Strathcona, steps away from Mill Creek Ravine. 1.5 storey home on a tree lined street with lots of potential to renovate or rebuild an infill. The lot is a good size and has southern exposure in the backyard. This 1953 home has a good foundation and only needs a little TLC to bring out the natural beauty. Close to downtown, Whyte Ave and the UofA. Don't miss out on this great opportunity.

Built in 1953

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453753               |
| Price          | \$479,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,354                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

Address 9731 89 Avenue



|             |            |
|-------------|------------|
| Area        | Edmonton   |
| Subdivision | Strathcona |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6E 2S1    |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Hot Water Natural Gas |
| Parking   | Single Garage Detached      |

### Interior

|              |                                                 |
|--------------|-------------------------------------------------|
| Appliances   | Dryer, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas                          |
| Stories      | 2                                               |
| Has Basement | Yes                                             |
| Basement     | Full, Partially Finished                        |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                  |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Low Maintenance Landscape, Private Setting, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stucco                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 15           |

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Listing information last updated on August 21st, 2025 at 1:32am MDT