

\$595,000 - 9330 89 Street, Edmonton

MLS® #E4413117

\$595,000

3 Bedroom, 2.50 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

A new 3 bed, 3 bath home, with an additional bonus room, ready in the beautiful neighbourhood of STRATHEARN! The home includes a 9ft ceiling on the main floor, with solid 8ft doors, ceramic tile, vinyl plank flooring, carpet, an office space and a electric fireplace. The home also includes a basement with a separate side entrance! This magnificent neighbourhood offers easy access to the river valley, with LRT stations within walking distance. In addition, other amenities such as cafes, restaurants, and the Bonnie Doon Shopping Centre are all in close proximity for easier access! Located just minutes away from downtown Edmonton, this home offers convenient access to the heart of the city's business and cultural activities. The property is also ideally situated close to the University of Alberta and Grant MacEwan University, making it a perfect location for families, students, and professionals seeking to balance work, study, and leisure.

Built in 2024

Essential Information

MLS® #	E4413117
Price	\$595,000
Bedrooms	3
Bathrooms	2.50



Full Baths 2
Half Baths 1
Square Footage 1,572
Acres 0.00
Year Built 2024
Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

Community Information

Address 9330 89 Street
Area Edmonton
Subdivision Strathearn
City Edmonton
County ALBERTA
Province AB
Postal Code T6C 3L2

Amenities

Amenities Ceiling 9 ft., Detectors Smoke
Parking Double Garage Detached, Re

Interior

Interior Features ensuite bathroom
Appliances Hood Fan, Builder Appliance
Heating Forced Air-1, Natural Gas
Fireplace Yes
Fireplaces Granite Surround
Stories 2
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl
Exterior Features Playground Nearby, Public T
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter



Additional Information

Date Listed	November 8th, 2024
Days on Market	126
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 3:17pm MDT