

## **\$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            |

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