



Edmonton

9909 87 AV NW

Strathcona
T6E 2N8

LP: \$525,000
SP:

ACTIVE

Listing ID #	E4445576	
Building Type	Detached Single Family	
Style	1 and Half Storey	
Year Built	1948	
Full Baths	2	
Half Baths	0	
Total Baths	2.0	
Tot Flr AG SqFt	1,165.20	
Sold Date		
Bedrooms Above	4	
Bedrooms Total	5	
Basement	Full	
Basement Dev	Fully Finished	
Tot Flr AG SqM	108.25	

URL-Virtual Tour **URL-Brochure**

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!

Directions

Living Room	4.22 x 3.48	M	Bedroom 3	3.02 x 3.59	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	1.52 x 1.84	M	Bedroom 4	3.03 x 2.54	M	1	4	M	No	Main		
Kitchen	3.05 x 3.48	M	Bedroom	2.82 x 3.32	B	2	4	B	No	Upper		
Family Room			Second Kitchen	2.98 x 2.73	B	3				Above Grd		
Den			Laundry Room	1.99 x 2.45	B	4				Lower		
Bonus Room			Recreation Room	4.32 x 3.40	B	5				Below Grd		
Primary Bedrm	3.74 x 3.69	U				6				Tot Flr AG	108.25	1,165.20
Bedroom 2	3.02 x 3.70	U				7				# Finished	3	

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Forced Air-1	Basement	Full / Fully Finished
Foundation	Concrete	Separate Ent	Yes
Roof Type	Asphalt Shingles	2nd Suite	Yes
Exterior	Vinyl	Garage Suite	Permit By Seller No
Flooring	Carpet, Hardwood, Vinyl Plank	Garden Suite	Permit
Features	See Remarks	Lot Shape	Rectangular
		Lot Size SqM	352.13
		Zoning	
		Tax Amount	\$4,262.81 / 2024
		Conform Type	
		Conform Year	
Goods Incl	Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two	Goods Excl	

Site Features	Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby	Warranty	
		Fireplace	
		FP Fuel	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
		HOA Fee Incls	
Parking	Double Garage Detached, Parking Pad Cement/Paved		

Road Access	Paved	Park Encl/Tot	2 / 3	Garage Dim	5.97 x 6.45
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			