Edmonton	**Strathcona**	**LP:**	**$500,000**
9909 87 AV NW	T6E 2N8	SP:	

ACTIVE

Listing ID #	E4448272		
Building Type	Detached Single Family		
Style	1 and Half Storey	**Sold Date**	
Year Built	1948	**Bedrooms Above**	4
Full Baths	2	**Bedrooms Total**	5
Half Baths	0	**Basement**	Full
Total Baths	2.0	**Basement Dev**	Fully Finished
URL-Virtual Tour **URL-Brochure**	**Tot Flr AG SqFt** 1,165.20	**Tot Flr AG SqM**	108.25

5 BEDROOMS, 2 KITCHENS, SEPARATE ENTRANCE, DOUBLE DETACHED GARAGE & EXTRA PARKING! It's not often you can find 5 bedrooms in the always desirable & sought after Strathcona area. 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 another kitchen, an awesome rec area, one 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 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 **Permit By Seller** No
Exterior	Vinyl	**Garage Suite**	**Permit**
Flooring	Carpet, Hardwood, Vinyl Plank	**Garden Suite**	**Permit**
Features	See Remarks	**Lot Shape**	Rectangular **Front Expsure** North
		Lot Size SqM	**F x D (m)** x
		Zoning	
		Tax Amount	$4,262.81 / 2024
		Conform Type	
		Conform Year	
Goods Incl	Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two	**Goods Excl**	
		Warranty	
		Fireplace	
		FP Fuel	
Site Features	Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby	**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	