# \$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

2
1
1,572
0.00
2024
Single Family
Half Duplex
2 Storey
Active

## **Community Information**

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

#### Amenities

Amenities Parking

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

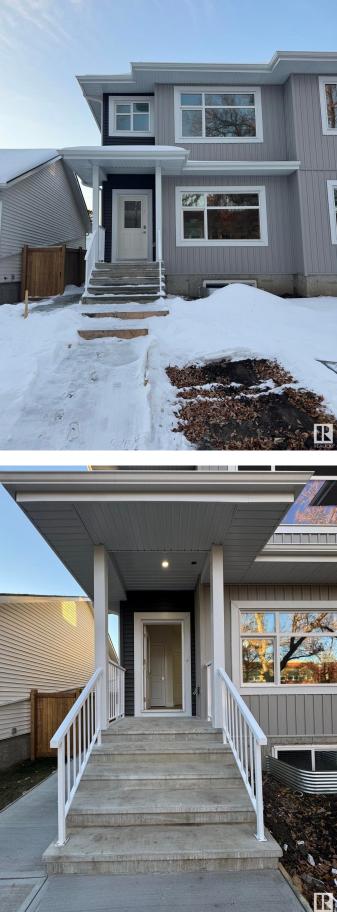
## Interior

Interior FeaturesensuleAppliancesHoodHeatingFordFireplaceYesFireplacesGranStories2Has BasementYesBasementFull,

ensuite bathroom Hood Fan, Builder Appliance Forced Air-1, Natural Gas Yes Granite Surround 2 Yes Full, Unfinished

#### Exterior

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



#### **Additional Information**

Date ListedNovember 8th, 2024Days on Market124ZoningZone 18

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Listing information last updated on March 12th, 2025 at 2:32pm MDT