

## \$1,349,000 - 9807 90 Avenue, Edmonton

MLS® #E4448125

**\$1,349,000**

4 Bedroom, 3.50 Bathroom, 2,605 sqft

Single Family on 0.00 Acres

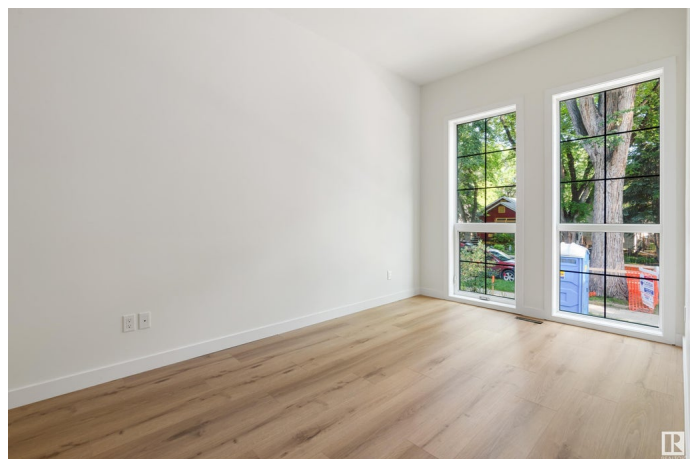
Strathcona, Edmonton, AB

Amazing New Yorker/Colonial style, luxury new infill home close to Mill Creek Ravine. The spacious 2-storey home with 2604 sq ft projects timeless, thoughtful elegance. The stately facade has Hardie plank siding as well as large windows and a flat roof. Inside, the main floor opens dramatically onto a ceramic tile hallway with a living room, and a flex room/2nd living room. A chef inspired kitchen with dining area with access to deck. On this level is a 4th bedroom and ensuite for guests, and a mudroom back entrance. Upstairs, the luminous primary suite with walk-in closet/ensuite. Two bedrooms with balconies face the back. A bonus room, 4-pc bathroom and generous laundry room complete the floor. The basement (9' ceiling) with separate side entrance is unfinished, waiting for your design. There is a deck & a double garage with 10ft ceiling. The home is mins bike ride to University of Alberta or downtown. Located in Old Strathcona, within walking distance to shops.

Built in 2025

### Essential Information

MLS® #	E4448125
Price	\$1,349,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,605
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9807 90 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2T2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Park/Reserve, Public Transportation, Shopping Nearby
Roof	Flat
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 16th, 2025  
Days on Market        11  
Zoning                    Zone 15

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Listing information last updated on July 27th, 2025 at 7:48pm MDT