

\$479,000 - 9731 89 Avenue, Edmonton

MLS® #E4453753

\$479,000

3 Bedroom, 2.00 Bathroom, 1,354 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Amazing location in the sought after neighbourhood of Strathcona, steps away from Mill Creek Ravine. 1.5 storey home on a tree lined street with lots of potential to renovate or rebuild an infill. The lot is a good size and has southern exposure in the backyard. This 1953 home has a good foundation and only needs a little TLC to bring out the natural beauty. Close to downtown, Whyte Ave and the UofA. Don't miss out on this great opportunity.

Built in 1953

Essential Information

MLS® #	E4453753
Price	\$479,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,354
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address 9731 89 Avenue



Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2S1

Amenities

Amenities	Deck, Hot Water Natural Gas
Parking	Single Garage Detached

Interior

Appliances	Dryer, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Golf Nearby, Low Maintenance Landscape, Private Setting, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 19th, 2025
Days on Market	2
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 9:47pm MDT