

## \$899,900 - 9654 83 Avenue, Edmonton

MLS® #E4438962

**\$899,900**

5 Bedroom, 4.00 Bathroom, 2,260 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Your best life begins with a home that inspires you. Located in the highly desirable community of Strathcona, this is far more than just another infill. Built in 2011 with exceptional craftsmanship and quality finishes, this home is move-in ready. The main floor offers a generous chef's kitchen with a pantry and breakfast bar, opening seamlessly to the living and dining areas. Upstairs, the spacious bedrooms include a generous primary suite with a five-piece ensuite and huge walk-in closet. A standout feature is the nanny suite in the lower level, complete with a private entrance, second kitchen, and its own laundry. Enjoy the landscaped and fully fenced backyard with a sunny deck, and an oversized double garage with rear lane access. Steps from Old Strathcona, the University of Alberta, and the river valley's scenic trails. A truly versatile home in a location that offers access to all amenities and nature. Nothing compares.

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438962  |
| Price      | \$899,900 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,260                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9654 83 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1C2        |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, See Remarks |
| Parking   | Double Garage Detached                                                       |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Garage Control, Garburator, Hood Fan, Oven-Microwave, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Glass Door, Insert                                                                                  |
| Stories           | 2                                                                                                   |
| Has Suite         | Yes                                                                                                 |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Finished                                                                                      |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stucco                                |
| Exterior Features | Back Lane, Flat Site, Public Transportation |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stucco                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025

Days on Market                139

Zoning                            Zone 15

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