

## \$2,750,000 - 8807 99 Avenue, Edmonton

MLS® #E4441988

**\$2,750,000**

4 Bedroom, 3.50 Bathroom, 3,316 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Nestled in the heart of Riverdale! This brand-new, architecturally striking 2.5-storey residence designed by sought after Design 2 Group (D2) offers a rare opportunity to fully personalize your interior finishes and cabinetry, creating a home that reflects your unique lifestyle and taste. With the exterior beautifully finished and a private elevator connecting all levels, this home blends elegance with modern convenience. The open-concept main floor is perfect for entertaining, featuring a gourmet kitchen with island and breakfast bar, gas fireplace, walk-through pantry, mudroom, and home office. Upstairs, retreat to a spacious bonus room, three bedrooms, laundry, and a serene primary suite with dual sinks, soaker tub, and separate shower. A show-stopping rooftop patio with hot tub offers stunning river valley views all year around. An ideal escape in every season. The fully finished lower level includes a fourth bedroom and premium features expected in a home of this calibre. Photos are representative.

Built in 2025

### Essential Information

MLS® #	E4441988
Price	\$2,750,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,316
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	8807 99 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4N5

### Amenities

Amenities	Detectors Smoke, Sunroom, Vinyl Windows, Wet Bar, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, River View, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	51
Zoning	Zone 13

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