

## \$435,000 - 9731 89 Avenue, Edmonton

MLS® #E4453753

**\$435,000**

4 Bedroom, 2.00 Bathroom, 1,373 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 build an infill. The lot is a good size and has southern exposure in the backyard. This 1953 home has a good foundation but needs a some TLC to bring out the natural beauty. Close to downtown, Whyte Ave and the UofA. Don't miss out on this great opportunity.

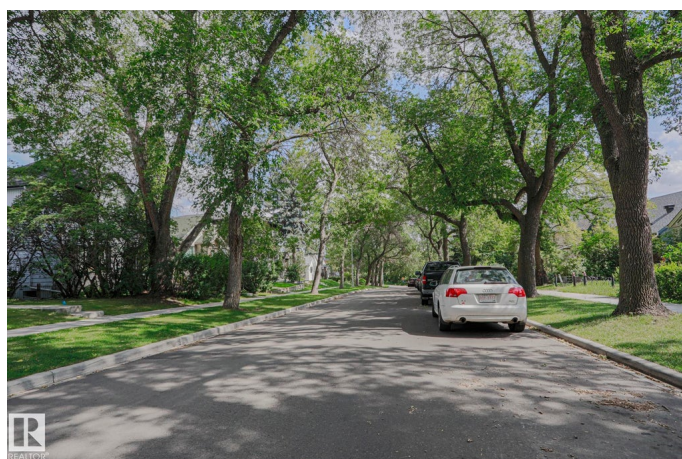
Built in 1953

### Essential Information

MLS® #	E4453753
Price	\$435,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,373
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	5
Zoning	Zone 15

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Listing information last updated on August 24th, 2025 at 12:32am MDT