

Courtesy Of Loida Lumanlan Of RE/MAX River City

\$1,249,800 - 9807 90 Avenue, Edmonton

MLS® #E4448125

\$1,249,800

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 | \$1,249,800 |
| 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 55
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 September 9th, 2025 at 11:48am MDT