

## \$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                66

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 2nd, 2025 at 12:02pm MDT