

## \$1,095,000 - 9017 98 Street, Edmonton

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MLS® #E4454091

**\$1,095,000**

4 Bedroom, 3.50 Bathroom, 2,278 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

RARE OPPORTUNITY BACKING MILL CREEK RAVINE! This is the ideal family home with a smart and functional floor plan. Step into a spacious front foyer that leads to a bright main floor family room or den, along with a conveniently located powder room. From there, the home opens up to an impressive entertaining space with great flow to the living room, dining room, and kitchen. The garden door leads out to a fabulous two-tiered deck, perfect for gatherings or quiet evenings outdoors. The updated island kitchen features quality appliances, abundant cabinetry, and generous counter space. With 4 bedrooms and 3 ½ bathrooms (three of them beautifully upgraded), plus a fully finished basement, this home has room for everyone. Additional features include 9' & 10' ceilings, newer furnaces, hot water tank, shingles. The oversized garage is fully finished & offers accessible attic stairs for additional storage. Combined with its stunning garden & unbeatable location backing the ravine, this special house could be home.



Built in 1994

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4454091    |
| Price  | \$1,095,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,278                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9017 98 Street |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 3M6        |

### Amenities

|               |                                                                                  |
|---------------|----------------------------------------------------------------------------------|
| Amenities     | Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Infill Property |
| Parking       | Double Garage Detached, Over Sized                                               |
| Is Waterfront | Yes                                                                              |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Mantel                                                                                                            |
| Stories           | 3                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                        |
| Exterior Features | Back Lane, Creek, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stucco                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                  |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Academy at King Edward |
| Middle     | McKernan               |
| High       | Strathcona             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 15           |

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Listing information last updated on August 27th, 2025 at 6:32pm MDT