

Courtesy Of Bernie Thauvette Of RE/MAX River City

# \$617,500 - 9716 87 Avenue Nw, Edmonton

MLS® #E4314456

## \$617,500

6 Bedroom, 3.00 Bathroom, 1,156 sqft  
Single Family on 0 Acres

Strathcona, Edmonton, AB

Prime Old Strathcona location near North Mill Creek Ravine, U of A Campus and across the ravine from Campus Saint-Jean. Fully renovated 3+3 bedroom Raised Bungalow backing onto the neighborhood Park. Low density RF2 zoning. Up/Down Duplex style floor plan with private front entry to the 3 bedroom legal suite. Most recent improvements include new windows, HE furnace, central A/C, lower level reno with new kitchen and SS appliances. Private treed yard with deck, patio and access to the Park!

Built in 1959

## Essential Information

MLS® #	E4314456
Price	\$617,500
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,156
Acres	0.08
Year Built	1959
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Raised Bungalow

## Community Information



Address 9716 87 Avenue Nw  
Area Edmonton  
Subdivision Strathcona  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6E 2N4

### **Amenities**

Features Deck, Natural Gas BBQ Hookup, Air Conditioner, Detectors Smoke, Guest Suite, Patio, Vinyl Windows, Walkout Basement, Wall Unit-Built-In  
Parking Rear Drive Access  
Separate Entrance Yes

### **Interior**

Interior Ceramic Tile, Hardwood, Slate  
Interior Features Dishwasher-Built-In, Dryer, Microwave Hood Cover, Washer, Humidifier-Power (Furnace), Oven-Microwave, Window Coverings, Refrigerators-Two, Stoves-Two, Air Conditioning-Central, Fan-Ceiling  
Heating Forced Air-1  
Bedrooms on Main Level Y  
Has Basement Yes  
Basement Full, Walkout, Fully Finished  
Fireplace Yes  
Fireplaces See Remarks, Wood, Freestanding, Glass Door, Heatilator/Fan  
# of Stories 2

### **Exterior**

Exterior Vinyl, Metal  
Exterior Features Park/Reserve, Playground Nearby, Backs Onto Park/Trees, See Remarks  
Construction Wood Frame  
Foundation Concrete

### **Additional Information**

Zoning RF2

Listing information last updated on November 27th, 2022 at 9:01pm MST