# \$1,699,000 - 8711 99 Avenue, Edmonton

MLS® #E4424914

## \$1,699,000

5 Bedroom, 4.00 Bathroom, 3,123 sqft Single Family on 0.00 Acres

Riverdale, Edmonton, AB

BACKING RIGHT ON THE RIVER - THIS IS ONE OF THE MOST EXCLUSIVE HOMES IN EDMONTON. Custom BUILT by HABITAT STUDIOS this home has AMAZING CURB APPEAL. Minutes from DOWNTOWN with DOWNTOWN VIEWS. 4378 sqft OF GORGEOUS DEVELOPED LIVING SPACE. HIGH CEILINGS AND LARGE WINDOWS for an Open and Airy feeling. 5 bedrooms, 4 full baths. FEATURES INCLUDE: bamboo, cork, and slate flooring, solid cherry cabinets, CUSTOM EXPOSED WOOD BEAMS AND METAL WORK, quartz countertops, high end appliances, newer triple-pane windows. Large THIRD FLOOR LOFT (over 500 sq ft) with HIGH PEAKED CEILING, OPEN TO THE SECOND LEVEL, and a roughed-in wet bar. The 2nd floor bedroom and bath can be closed off to make it a private guest or nanny suite. 3 LARGE DECKS OVERLOOKING THE RIVER, double attached garage, the list goes on...Only 50 steps to river valley multi use trails!







Built in 2006

#### **Essential Information**

MLS® # E4424914 Price \$1,699,000

Bedrooms 5 Bathrooms 4.00 Full Baths 4

Square Footage 3,123 Acres 0.00 Year Built 2006

Type Single Family

Sub-Type Detached Single Family

Style 2 and Half Storey

Status Active

# **Community Information**

Address 8711 99 Avenue

Area Edmonton
Subdivision Riverdale
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 4N5

## **Amenities**

Amenities Carbon Monoxide Detectors, Deck, Detectors Smoke, Vaulted Ceiling,

See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer,

Refrigerators-Two

Heating Forced Air-1, Natural Gas

Stories 4

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby,

Private Setting, River Valley View, River View, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 10th, 2025

Days on Market 25

Zoning Zone 13

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