

\$499,000 - 8905 97 Street, Edmonton

MLS® #E4425151

\$499,000

2 Bedroom, 1.00 Bathroom, 955 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Extremely rare opportunity to own your own slice of tranquility on Mill Creek Ravine. This fantastic property is situated on a quiet, private, and unique lot overlooking a beautiful canopy of trees - just steps from the river valley trail system. The University of Alberta, Whyte Avenue, Downtown, & all other amenities are just a short drive (or bike) away. This adorable one and half story home is loaded with character and charm. Through the front door, original hardwood flooring flows throughout: a front foyer opens to the dining area. Tons of natural light graces the functional kitchen which overlooks the front garden. Then, the living room which boasts a wood burning fireplace and incredible views of the ravine. Sliding glass doors lead you to the spacious deck which is truly a sanctuary. The floor is complete with a full bathroom (cast iron soaker tub!) Upstairs: two ample sized bedrooms & more breathtaking views. Partially finished walk-out basement. Great opportunity to BUILD your DREAM HOME!

Built in 1916

Essential Information

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Price \$499,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	955
Acres	0.00
Year Built	1916
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	8905 97 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4X9

Amenities

Amenities	See Remarks
Parking	No Garage

Interior

Appliances	Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Ravine View
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed March 11th, 2025

Days on Market 3

Zoning Zone 15

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