

## **\$1,299,900 - 8711 99 Avenue, Edmonton**

MLS® #E4436749

**\$1,299,900**

5 Bedroom, 4.00 Bathroom, 3,122 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

ONE OF ONLY FEW PROPERTIES IN EDMONTON BACKING ONTO THE RIVER THAT IS NOT ON THE FLOOD PLAIN. THIS IS ONE OF THE MOST EXCLUSIVE custom built HABITAT STUDIO HOMES IN EDMONTON offering the best of both worlds: a quiet serene setting in the middle of nature and close to downtown. Friendly and active community with two great restaurantsâ€”The Dogpatch and Little Brickâ€”and a local bakery, all within walking distance. 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 METAL BEAMS AND WOODWORK, quartz countertops, new furnace, newer triple-pane windows. Large THIRD FLOOR LOFT 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 a private guest or nanny suite. 3 LARGE DECKS OVERLOOKING THE RIVER, double attached garage, only steps to river valley multi use trails!

Built in 2006

### **Essential Information**



MLS® #	E4436749
Price	\$1,299,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,122
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	May 15th, 2025
Days on Market	82
Zoning	Zone 13

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