

# **\$1,499,900 - 8711 99 Avenue, Edmonton**

MLS® #E4424914

**\$1,499,900**

5 Bedroom, 4.00 Bathroom, 3,123 sqft

Single Family on 0.00 Acres

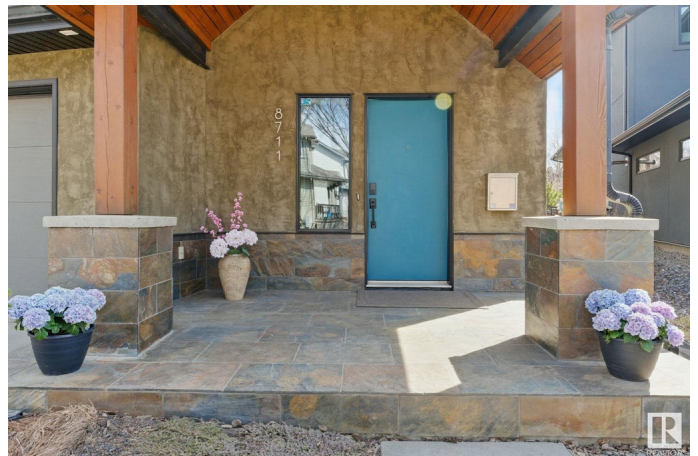
Riverdale, Edmonton, AB

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     | \$1,499,900 |
| 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                63

Zoning                            Zone 13

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Listing information last updated on May 12th, 2025 at 5:02pm MDT