

\$595,000 - 9330 89 Street, Edmonton

MLS® #E4429517

\$595,000

3 Bedroom, 2.50 Bathroom, 1,652 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Fantastic Opportunity in Strathearn! Perfect for Investors or First-Time Buyers! Looking for the perfect blend of style, functionality, and potential? This modern 1/2 duplex in the mature centrally located neighbourhood of Strathearn offers it all! Whether you're a savvy investor looking for a mortgage helper or a family searching for extra space, this home is tailored for today's needs. With its stunning curb appeal, the main floor boasts a gourmet kitchen complete with built-in bar area & spacious dining/living space perfect for entertaining. A 2pc bath completes this level. Upstairs you'll find 3 spacious bedrooms including a king size primary with 3pc ensuite. A 4pc bath & convenient laundry room completes this level. The basement with separate side entrance is ready to develop. This home is beautifully finished with modern touches. C/W New Home Warranty & real property report with compliance. You can move in or invest with peace of mind. Don't miss out on this incredible opportunity in Strathearn.

Built in 2023

Essential Information

MLS® # E4429517

Price \$595,000



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,652 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9330 89 Street |
| Area | Edmonton |
| Subdivision | Strathearn |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 3L2 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Microwave Hood Fan, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 7th, 2025
Days on Market 12
Zoning Zone 18

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