# \$595,000 - 9332 89 Street, Edmonton

MLS® #E4429535

#### \$595.000

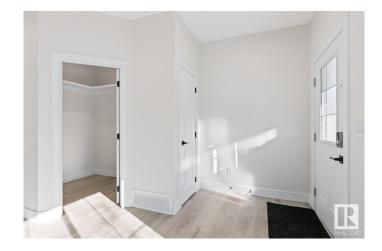
3 Bedroom, 2.50 Bathroom, 1,656 sqft Single Family on 0.00 Acres

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® # E4429535 Price \$595,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,656

Acres 0.00

Year Built 2023

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 9332 89 Street

Area Edmonton
Subdivision Strathearn
City Edmonton

County ALBERTA

Postal Code T6C 3L2

#### **Amenities**

Province

Amenities See Remarks

Parking Double Garage Detached

AB

#### 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 11

Zoning Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 7:17pm MDT