

# \$685,000 - 9302 89 Street Nw, Edmonton

MLS® #canada\_23475

**\$685,000**

2 Bedroom, 2.00 Bathroom, 1,251 sqft

Single Family on 0.21 Acres

Strathearn, Edmonton, Alberta

Nestled in sought after STRATHERN, this 2 bdrm gem is sitting on a 8951.91 sq foot pie shaped lot!!! This property offers endless possibilities - renovate or BUILD your DREAM home! On the main floor you are greeted by vaulted ceilings, large living, kitchen and dining space. The kitchen boasts 2 newer appliances, induction stove and fridge. Down the hall is the primary suite with 4 pce. ensuite and built in California closet organizers! An additional bedroom and 4 pce. bath completes the main floor. The basement is undeveloped and waiting for your vision. The backyard is enclosed with a newer fence, featuring a double gate for all of your RV needs. The OVERSIZED garage (30.8x22.9 ft) is insulated and heated. Newer roof on the house and garage. Walking distance to an elementary school, LRT, river valley and shopping. Minutes to downtown, this location cannot be beat!

Built in 1954

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | canada_23475 |
| Price          | \$685,000    |
| Bedrooms       | 2            |
| Bathrooms      | 2.00         |
| Square Footage | 1,251        |
| Acres          | 0.21         |
| Year Built     | 1954         |



|          |                                    |
|----------|------------------------------------|
| Type     | Single Family                      |
| Sub-Type | Residential Detached Single Family |
| Status   | Active                             |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 9302 89 Street Nw |
| Subdivision | Strathearn        |
| City        | Edmonton          |
| Province    | Alberta           |
| Zip Code    | T6C 3L2           |

**Amenities**

|              |                                    |
|--------------|------------------------------------|
| Features     | Deck, Detectors Smoke, See Remarks |
| # of Garages | 2                                  |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Rutherford School |
| Middle     | Kenilworth School |
| High       | McNally School    |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 21st, 2024 |
|-------------|---------------------|