

\$1,599,000 - 8711 99 Avenue, Edmonton

MLS® #E4424914

\$1,599,000

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 | \$1,599,000 |
| 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 47

Zoning Zone 13

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 26th, 2025 at 9:17am MDT