

## \$499,000 - 8905 97 Street, Edmonton

MLS® #E4425151

**\$499,000**

2 Bedroom, 1.00 Bathroom, 955 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Extremely rare opportunity to own your own slice of tranquility on Mill Creek Ravine. This fantastic property is situated on a quiet, private, and unique lot overlooking a beautiful canopy of trees - just steps from the river valley trail system. The University of Alberta, Whyte Avenue, Downtown, & all other amenities are just a short drive (or bike) away. This adorable one and half story home is loaded with character and charm. Through the front door, original hardwood flooring flows throughout: a front foyer opens to the dining area. Tons of natural light graces the functional kitchen which overlooks the front garden. Then, the living room which boasts a wood burning fireplace and incredible views of the ravine. Sliding glass doors lead you to the spacious deck which is truly a sanctuary. The floor is complete with a full bathroom (cast iron soaker tub!) Upstairs: two ample sized bedrooms & more breathtaking views. Partially finished walk-out basement. Great opportunity to BUILD your DREAM HOME!

Built in 1916

### Essential Information

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Price \$499,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	955
Acres	0.00
Year Built	1916
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	8905 97 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4X9

### **Amenities**

Amenities	See Remarks
Parking	No Garage

### **Interior**

Appliances	Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Ravine View
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 11th, 2025

Days on Market 2

Zoning Zone 15

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Listing information last updated on March 13th, 2025 at 10:33am MDT