

## \$995,000 - 9654 83 Avenue, Edmonton

---

MLS® #E4389769

**\$995,000**

5 Bedroom, 4.00 Bathroom, 2,257 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Your best life begins with a home that inspires you. Located in the sought after community of Strathcona this is not just another infill. Constructed in 2011 with quality finishes and craftsmanship throughout, this home is available for immediate possession. On the main floor you'll enjoy a large chef's kitchen with a pantry and breakfast bar. Promoting togetherness, the layout has an open concept for family gatherings and entertaining. The primary suite has a spa-like ensuite and the bedrooms are all large in size. This unique residence features a nanny suite with a separate entrance, second kitchen and private laundry. Positioned on a beautifully landscaped lot, offering a spacious deck for those warm summer days in the fully fenced backyard. An oversized double detached garage with rear lane access completes this home. Enjoy close proximity to Old Strathcona, the University of Alberta and outdoor recreation in the river valley! Nothing compares.

Built in 2011

### Essential Information

MLS® #	E4389769
Price	\$995,000
Bedrooms	5



Bathrooms	4.00
Full Baths	4
Square Footage	2,257
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9654 83 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1C2

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garburator, Hood Fan, Oven-Microwave, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Public Transportation
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2024
Days on Market	325
Zoning	Zone 15



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 10:17pm MDT