

## **\$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
Province	AB
Postal Code	T6C 3L2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### 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       23  
Zoning                 Zone 18

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