

\$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 28
Zoning Zone 18

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 May 5th, 2025 at 6:17am MDT