# \$1,199,702 - 9629 84 Avenue, Edmonton

MLS® #E4427422

\$1,199,702

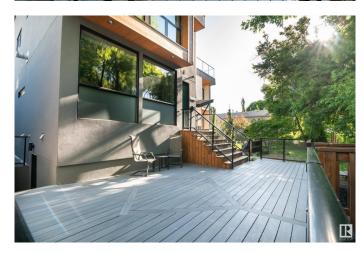
6 Bedroom, 3.50 Bathroom, 2,268 sqft Single Family on 0.00 Acres

Strathcona, Edmonton, AB

BELOW APPRAISED VALUE:) Gorgeous home with a LEGAL BASEMENT SUITE, but it is also LICENSED AS AN AIRBnb. This means you could be taking in the BREATH-TAKING VIEWS OF THE MILLCREEK RAVINE, while at the same time GENERATING EXTRA INCOME..! Cozy living room with floor to ceiling windows, dbl fireplace, den, dining room & a fully upgraded CHEF'S KITCHEN features a Wolf induction stove, carbon fiber taps, prep sink, pot filler, Sub Zero fridge/freezer, Commercial glass fridge, butler FOOD ELEVATOR & is packed with custom cabinetry and countertops. 4 Bdrms & laundry room await you on the 2nd floor incl the primary with walk in closet & ensuite with steam shower. 3rd floor offers spacious bonus rm w/wet bar, double storage rooms, an entire wall of Nano doors that open to the rooftop patio w/ salt water Hot Tub overlooking the Ravine! LEGAL BSMT SUITE is fully furnished, has laundry, SECOND KITCHEN..REVENUE GENERATOR. Also LARGE GARAGE:)) Enjoy the RAVINE LIFESTYLE .. ~! WELCOME HOME!~







Built in 2013

#### **Essential Information**

MLS®#

E4427422

Price \$1,199,702

Bedrooms 6

Bathrooms 3.50

Full Baths 3
Half Baths 1

Caucro Footogo 20

Square Footage 2,268
Acres 0.00
Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style 3 Storey
Status Active

## **Community Information**

Address 9629 84 Avenue

Area Edmonton
Subdivision Strathcona
City Edmonton
County ALBERTA

Province AB

Postal Code T6R 0E1

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Tub, Wet Bar,

Natural Gas BBQ Hookup, Natural Gas Stove Hookup, Solar Equipment

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Garage Control,

Garage Opener, Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two,

Washers-Two, Dishwasher-Two

Heating In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Double Sided

Stories 4

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior ICFs (Insulated Concrete Forms), Stucco

Exterior Features Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape,

Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, View City,

View Downtown

Roof Asphalt Shingles

Construction ICFs (Insulated Concrete Forms), Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 25th, 2025

Days on Market 10

Zoning Zone 15

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Listing information last updated on April 4th, 2025 at 3:17am MDT