

# \$439,000 - 9807 93a Avenue, Edmonton

MLS® #E4431493

**\$439,000**

4 Bedroom, 2.00 Bathroom, 1,005 sqft  
Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Timeless classic with Million Dollar Neighbors and Serene Views. Welcome to your slice of history! This period house exudes character and warmth, uniquely blending old-world charm and modern comfort. Here's why you'll fall in love. Prime Location: You're not just near the river valley and Millcreek Ravine; you practically share a fence with them! Nature enthusiasts, hikers, and cyclists, this is your paradise. Peaceful Retreat: This oasis offers tranquility, tucked away from the hustle and bustle. Imagine no traffic noise, just the gentle rustle of leaves and birdsong. Convenient Parking: Worried about parking? Fear not! On-site parking means your car or trailer has a cozy spot, too. Shady Haven: Picture yourself on a warm summer evening, sipping a chilled drink under the canopy of mature trees. Your yard is your private sanctuary, a cool respite from the world. This home isn't just a house; it's a story waiting for its next chapter. The next chapter is you.

Built in 1925

## Essential Information

MLS® #	E4431493
Price	\$439,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,005
Acres	0.00
Year Built	1925
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9807 93a Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2W4

### **Amenities**

Amenities	Deck
Parking	Stall

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby, Treed Lot, View City
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Block, Brick

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 10

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 27th, 2025 at 1:17pm MDT