

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

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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 BREATHTAKING 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 CHEFâ€™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
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	11
Zoning	Zone 15

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