

# \$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 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 Suite         | Yes  |
| 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        83

Zoning                        Zone 15

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Listing information last updated on June 16th, 2025 at 8:47pm MDT