

# \$1,250,000 - 8311 96 Street, Edmonton

MLS® #E4462673

**\$1,250,000**

4 Bedroom, 2.50 Bathroom, 1,436 sqft  
Single Family on 0.00 Acres

Strathcona, Edmonton, AB

WOW! Once in a lifetime opportunity for a lot like this. Situated at the end of a quiet street, with unobstructed views of Millcreek Ravine. Massive 1122m<sup>2</sup> lot (32.4m by 34.8) with loads of potential. So many possibilities may exist; lowrise condo, townhouses, divide the lot, or even keep it as one lot and build your dream house on it. Rare situation being located in the heart of residential, while still being walking distance to cafes, restaurants and other amenities. Literally step out your door and you can drop down the trails into the ravine. There is an existing smaller bungalow that may have some life yet if you are not quite ready to develop. Private, serene, beautiful views and right in the heart of the city, this is the one you have been waiting for.

Built in 1962

## Essential Information

MLS® #	E4462673
Price	\$1,250,000
Lease Rate	\$32
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,436



Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8311 96 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3Y4

### **Amenities**

Amenities	Deck
Parking	Single Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Creek, Fenced, Hillside, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Brick  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 18th, 2025  
Days on Market 1  
Zoning Zone 15

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Listing information last updated on October 19th, 2025 at 8:02pm MDT