

\$1,299,900 - 8711 99 Avenue, Edmonton

MLS® #E4436749

\$1,299,900

5 Bedroom, 4.00 Bathroom, 3,122 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

ONE OF ONLY FEW PROPERTIES IN EDMONTON BACKING ONTO THE RIVER THAT IS NOT ON THE FLOOD PLAIN. THIS IS ONE OF THE MOST EXCLUSIVE custom built HABITAT STUDIO HOMES IN EDMONTON offering the best of both worlds: a quiet serene setting in the middle of nature and close to downtown. Friendly and active community with two great restaurantsâ€”The Dogpatch and Little Brickâ€”and a local bakery, all within walking distance. 4378 sqft OF GORGEOUS DEVELOPED LIVING SPACE. HIGH CEILINGS AND LARGE WINDOWS for an Open and Airy feeling. 5 bedrooms, 4 full baths. FEATURES INCLUDE: bamboo, cork, and slate flooring, solid cherry cabinets, CUSTOM EXPOSED METAL BEAMS AND WOODWORK, quartz countertops, new furnace, newer triple-pane windows. Large THIRD FLOOR LOFT with HIGH PEAKED CEILING, OPEN TO THE SECOND LEVEL, and a roughed-in wet bar. The 2nd floor bedroom and bath can be closed off to make a private guest or nanny suite. 3 LARGE DECKS OVERLOOKING THE RIVER, double attached garage, only steps to river valley multi use trails!

Built in 2006

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4436749 |
| Price | \$1,299,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 3,122 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8711 99 Avenue |
| Area | Edmonton |
| Subdivision | Riverdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 4N5 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Vaulted Ceiling, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, |

Private Setting, River Valley View, River View, Schools, Shopping
Nearby, See Remarks

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 79 |
| Zoning | Zone 13 |

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT