

# \$729,000 - 9733 93 Avenue, Edmonton

MLS® #E4425677

**\$729,000**

2 Bedroom, 1.50 Bathroom, 1,391 sqft  
Single Family on 0.00 Acres

Strathcona, Edmonton, AB

SPECTACULAR CHARACTER HOME LOCATED RIGHT IN MILL CREEK RAVINE (faces & backs onto the ravine). Lovely home offering the perfect blend of character and modern conveniences. Upgrades include the renovated kitchen boasting lots of cabinets, large island & newer S/S appliances, 2 renovated baths, hardwood, plank vinyl & ceramic tile flooring, main floor laundry, newer paint inside & out, updated lighting, vinyl windows, newer roof, furnace, 100 amp electrical & wood burning F/P. Character features include sloped ceilings in bedrooms, crown molding, 5 panel doors with glass knobs, staircase, etc. The fenced yard is nicely landscaped and offers a large deck with gas BBQ outlet and front verandah. Your newer 22 x 22 foot garage is insulated, boarded & heated and the floor is coated with an epoxy finish. Don't miss out on this fantastic location right in Mill Creek Ravine and close to Downtown, White Ave, U of A, River Valley, countless parks, transportation, ravine trails, Mill Creek Pool, etc.

Built in 1931

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4425677  |
| Price  | \$729,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,391                  |
| Acres          | 0.00                   |
| Year Built     | 1931                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9733 93 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 2V8        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Deck, Front Porch, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 3  |
| Parking        | Double Garage Detached, Heated, Insulated, Over Sized                              |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Garage Heater |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Mantel, Oak Surround  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### **Exterior**

|          |      |
|----------|------|
| Exterior | Wood |
|----------|------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 15          |

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Listing information last updated on April 4th, 2025 at 8:32am MDT