

# \$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	27
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 10th, 2025 at 3:32am MDT