

\$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

BACKING RIGHT ON THE RIVER - THIS IS ONE OF THE MOST EXCLUSIVE HOMES IN EDMONTON. Custom BUILT by HABITAT STUDIOS this home has AMAZING CURB APPEAL. Minutes from DOWNTOWN with DOWNTOWN VIEWS. 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 WOOD BEAMS AND METAL WORK, quartz countertops, high end appliances, newer triple-pane windows. Large THIRD FLOOR LOFT (over 500 sq ft) 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 it a private guest or nanny suite. 3 LARGE DECKS OVERLOOKING THE RIVER, double attached garage, the list goes on...Only 50 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 53

Zoning Zone 13

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 July 7th, 2025 at 1:32pm MDT