

## \$2,750,000 - 8807 99 Avenue, Edmonton

MLS® #E4441988

**\$2,750,000**

4 Bedroom, 3.50 Bathroom, 3,316 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Nestled in the heart of Riverdale! This brand-new, architecturally striking 2.5-storey residence designed by sought after Design 2 Group (D2) offers a rare opportunity to fully personalize your interior finishes and cabinetry, creating a home that reflects your unique lifestyle and taste. With the exterior beautifully finished and a private elevator connecting all levels, this home blends elegance with modern convenience. The open-concept main floor is perfect for entertaining, featuring a gourmet kitchen with island and breakfast bar, gas fireplace, walk-through pantry, mudroom, and home office. Upstairs, retreat to a spacious bonus room, three bedrooms, laundry, and a serene primary suite with dual sinks, soaker tub, and separate shower. A show-stopping rooftop patio with hot tub offers stunning river valley views all year around. An ideal escape in every season. The fully finished lower level includes a fourth bedroom and premium features expected in a home of this calibre. Photos are representative.

Built in 2025

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4441988    |
| Price  | \$2,750,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,316                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8807 99 Avenue |
| Area        | Edmonton       |
| Subdivision | Riverdale      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5H 4N5        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Sunroom, Vinyl Windows, Wet Bar, See Remarks |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Golf Nearby, No Back Lane, Playground Nearby, River View, Schools, |

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 13         |

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Listing information last updated on July 11th, 2025 at 1:47pm MDT