

\$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 | 12 |
| Zoning | Zone 13 |

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