



Edmonton **15 Strathcona** **LP: \$1,750,000**
 9651 87 AV NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4101424
Style:	2 Storey	Bdrms Above:	3
Year Built:	2007	Bdrms Total:	4
Full Baths:	4	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	2,783.89	Tot A.G. SqM:	258.63

Located in historical Strathcona, at the edge of the ravine, this spectacular 4000sqft home is a true private retreat in the city. The kitchen is the central hub, bounded by the dining room to the side, with the living room separated by an unique fireplace. The kitchen features Italian cabinetry & tile, built-in Miele appliances & a large granite island, perfect for entertaining. The 20' ceilings, limestone floors & floor-to-ceiling windows, contribute to the elegance of the home. Once you go up the solid walnut staircase, you'll be drawn to the large master bedroom, featuring a spacious W/I closet, a terrific spa-like ensuite bathroom & a balcony facing the ravine with its own wood-burning fireplace. A laundry-room, 4pc bathroom & another bedroom complete the upper floor. The lower ravine level features a large family room, another large bedroom & 3pc bathroom. The family room is bounded by large windows with views of the ravine, and is the best place to truly relax in an ever-so peaceful environment.

Directions:

Virtual Tour: https://youtu.be/kInnHb_svYI **Brochure:** <http://www.9651-87ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	1	1	0	0	Main:		
Ensuite Baths:		0	1	0	1	0	Uppr:		
Finish Levels:	3						AbGd:		
Fireplace Y/N:	Y Fireplace Type: Fresh Air, Masonry, Three Sided Fireplace Fuel: Gas,						Lowr:		
Parking:	Double Garage Detached						BIGd:	112.71	1,213.21
Garage Dim:	Prk Encl/Ttl: /						Total A.G.:	258.63	2,783.89

Living Room:	4.66x3.64	M	Master Bedroom:	7.40x5.48	U			
Dining Room:	3.89x3.14	M	Bedroom 2:	4.19x2.71	M	Office	4.46x3.64	M
Kitchen:	4.04x3.47	M	Bedroom 3:	4.56x4.34	U	Laundry Room	2.49x1.58	U
Family Room:	4.80x4.24	L	Bedroom 4:	4.18x4.09	L	Utility Room	6.61x4.71	L
Den:								
Bonus Room:	3.58x3.48	L						

Flooring:	Stone	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-2
Roof:	Flat	Heat Source:	Natural Gas
Exterior:	Stucco	Features:	Ceiling 9 ft., Hot Water Instant, Insulation-Upgraded, No Animal Home, No Smoking Home, Programmable Thermostat, Walkout Basement, Vacuum System-Roughed-In, HRV System
Site Influences:	Backs Onto Park/Trees, Corner Lot, Creek, Cul-De-Sac, Environmental Reserve, Hillside, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Ravine View, Schools		

Goods Included:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks	Restrictions:	None Known
Goods Excluded:	Lights & mirror in main floor bedroom & ensuite, gears decoration above basement masonry fireplace		

Warranty:

Elem School: King Edward School **Jr. High School:** Allendale/McKernan School **Sr High School:** Strathcona School

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Zoning:	RF2		
Conform:	Real Property Report With	Conform Yr:	2017	Front Expos:	North
Taxes:	\$13,298.5 2017	Local Improve:	\$0		