

**9731 88 Av Nw**  
Edmonton, AV



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**MLS# E4229156**



**\$765,000**

**3 Bedrooms | 3 Bathrooms | 1,757 Sqft**

SPECTACULAR, IMMACULATE, move-in ready classically styled (MODERN BUILT in 2000) home, steps from MILLCREEK RAVINE, minutes to DOWNTOWN and the UNIVERSITY with a SUN-SATIONAL south-facing yard! Located mere steps from the RIVER VALLEY and WC Bateman Park, this heavily upgraded 1757 sf Strathcona home (built in 2000) features hardwood flooring, 9 ceilings, new A/C, living room with marble-featured gas fireplace, modern kitchen with upgraded granite countertops and immaculate top-end Caf Series appliances (with gas stove). Enjoy views of the U of A s Campus St. Jean from your master bedroom balcony, while your fully-finished basement boasts cozy & efficient in-floor heating, high ceilings, a large bedroom, bathroom, laundry room and plenty of storage. IMMACULATE - MOVE RIGHT IN! This RARE OPPORTUNITY offers the style and charm of a bygone era enhanced with modern building standards.



**Kathy Randal**

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For full listing details, please scan:

