

\$1,250,000 - 8311 96 Street, Edmonton

MLS® #E4462673

\$1,250,000

4 Bedroom, 2.50 Bathroom, 1,436 sqft
Single Family on 0.00 Acres

Strathcona, Edmonton, AB

WOW! Once in a lifetime opportunity for a lot like this. Situated at the end of a quiet street, with unobstructed views of Millcreek Ravine. Massive 1122m2 lot (32.4m by 34.8) with loads of potential. So many possibilities may exist; lowrise condo, townhouses, divide the lot, or even keep it as one lot and build your dream house on it. Rare situation being located in the heart of residential, while still being walking distance to cafes, restaurants and other amenities. Literally step out your door and you can drop down the trails into the ravine. There is an existing smaller bungalow that may have some life yet if you are not quite ready to develop. Private, serene, beautiful views and right in the heart of the city, this is the one you have been waiting for.



Built in 1962

Essential Information

MLS® #	E4462673
Price	\$1,250,000
Lease Rate	\$32
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,436

Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	8311 96 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3Y4

Amenities

Amenities	Deck
Parking	Single Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Creek, Fenced, Hillside, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 18th, 2025
Days on Market	21
Zoning	Zone 15

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 November 8th, 2025 at 1:33pm MST