

Courtesy Of Jodie M Allen Of NOW Real Estate Group

## \$999,900 - 8027 95a Street, Edmonton

MLS® #E4423659

**\$999,900**

6 Bedroom, 3.50 Bathroom, 3,263 sqft  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Perched on Mill Creek ravine with scenic views from every window. Designed by the owner/architect in a contemporary style with Asian influences. Spectacular, 2.5 storey (3263 sqft/303m<sup>2</sup>) designed to bring the surrounding nature indoors. Main floor: foyer, bonus room/guest room with loft, 3 piece bathroom + living area, open den with view of courtyard & fountain, living room with meditation alcove with sliding screen, dining room, open beam spruce ceilings, island kitchen with built in appliances & island, nook & sunken family room with fireplace. Second floor features the primary bedroom with balcony, 3 pce ensuite + a recessed jacuzzi tub. Also on 2nd floor: 4 additional bedrooms, main bath & access to the roughed in roof top patio. Top story features a 2nd loft with balcony. Unfinished basement has an area formerly used as a rock climbing wall, laundry & roughed in walk out to yard. Attached double garage, 2 upgraded high-e furnaces. Custom display cases & bookcases. Understated elegance throughout.

Built in 1993

### Essential Information

MLS® #	E4423659
Price	\$999,900



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,263
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	8027 95a Street
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3Y1

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Walk-up Basement, See Remarks, Rooftop Deck/Patio
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Low Maintenance Landscape, No Back Lane, Park/Reserve, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, Sloping Lot, Treed Lot, View City, See Remarks
Roof	Metal, SBS Roofing System
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	11
Zoning	Zone 17

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Listing information last updated on March 14th, 2025 at 7:02am MDT