

# \$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 | 10                 |
| 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 October 27th, 2025 at 11:02pm MDT