Courtesy Of Ron Dickson Of Sotheby's International Realty Canada

$2,750,000 - 8807 99 Avenue, Edmonton

MLS® #E4441988

$2,750,000
4 Bedroom, 3.50 Bathroom, 3,316 sqft
Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Nestled in the heart of Riverdale! This brand-new, architecturally striking 2.5-storey residence designed by sought after Design 2 Group (D2) offers a rare opportunity to fully personalize your interior finishes and cabinetry, creating a home that reflects your unique lifestyle and taste. With the exterior beautifully finished and a private elevator connecting all levels, this home blends elegance with modern convenience. The open-concept main floor is perfect for entertaining, featuring a gourmet kitchen with island and breakfast bar, gas fireplace, walk-through pantry, mudroom, and home office. Upstairs, retreat to a spacious bonus room, three bedrooms, laundry, and a serene primary suite with dual sinks, soaker tub, and separate shower. A show-stopping rooftop patio with hot tub offers stunning river valley views all year around. An ideal escape in every season. The fully finished lower level includes a fourth bedroom and premium features expected in a home of this calibre. Photos are representative.

Built in 2025

Essential Information

MLS® #	E4441988
Price	$2,750,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,316
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

Community Information

Address	8807 99 Avenue
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4N5

Amenities

Amenities	Detectors Smoke, Sunroom, Vinyl Windows, Wet Bar, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, River View, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 11th, 2025
Days on Market	61
Zoning	Zone 13

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Listing information last updated on August 11th, 2025 at 6:47am MDT