

## \$659,000 - 8258 93a Avenue, Edmonton

MLS® #E4423340

**\$659,000**

4 Bedroom, 3.50 Bathroom, 1,727 sqft  
Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Welcome to this stunning Modern Masterpiece located in the highly sought after community of Holyrood! Located close to downtown, UofA, Irt and major amenities this 1,726 sqft 4 Bedroom 3.1 Bathroom corner property comes with a HUGE BACKYARD, SEPARATE ENTRANCE & LEGAL BASEMENT SUITE! The open-concept main floor features a beautifully designed kitchen with quartz countertops and stainless steel appliances, a spacious living room perfect for entertaining, and a dining area ideal for large gatherings. Upstairs, the primary suite impresses with a walk-in closet and ensuite. Two additional bedrooms and a full bathroom complete the space. The fully upgraded legal basement suite includes 9 ft ceiling, spacious kitchen, a bedroom, rec room and a full bathroom, making it ideal for rental income or extended family. Outside, enjoy the fenced and landscaped yard, deck and bbq line, along with a double detached garage with shelvings. With its prime location and income-generating potential, this home is a must-see.

Built in 2019

### Essential Information

MLS® #	E4423340
Price	\$659,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,727
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8258 93a Avenue
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1V6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco, Hardie Board Siding
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Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	14
Zoning	Zone 18

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Listing information last updated on March 14th, 2025 at 1:32pm MDT