



**Edmonton**      **15 Strathcona**      **LP: \$1,850,000**  
 9651 87 AV NW      **SP:** M

**ACTIVE**

**Type:** Detached Single Family      **Listing ID#:** E4072966  
**Style:** 2 Storey      **Bdrms Above:** 3  
**Year Built:** 2007      **Bdrms Total:** 4  
**Full Baths:** 3      **Basement:** Full  
**Half Baths:** 1      **Bsmnt Dev:** Fully Finished  
**Tot A.G. SqFt:** 2,783.89      **Tot A.G. SqM:** 258.63

Located inside of Millcreek Ravine, this uniquely located & spectacular 4000 sqft home is a true private retreat in the city. The kitchen is a central hub, bounded by the dining room to the side with balcony access, and the living room separated w/ an amazing fireplace. The kitchen feature Italian cabinetry, Italian tile, built-in Miele appliances & a large granite island, perfect for entertaining. The 20' ceilings, limestone floors & floor-to-ceiling windows, contribute to the elegance of the home. Once you go up the solid walnut staircase, you'll be drawn to the large master suite, featuring a spacious W/I closet, a terrific spa-like ensuite bathroom & a balcony facing the ravine with its own wood-burning fireplace. A laundry-room & library complete the upper floor. The lower ravine level features a large family room, another large bedroom & 3 piece bathroom. The family room is bounded by large windows with views of the ravine, and is the best place to truly relax in an ever-so peaceful environment.

**Directions:**

**Virtual Tour:** <https://vimeo.com/215792773>      **Brochure:** <http://www.9651-87ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	1	0	0	0	<b>Main:</b>	129.57	1,394.69
<b>Ensuite Baths:</b>		0	1	0	1	0	<b>Uppr:</b>	129.06	1,389.20
<b>Finish Levels:</b>	3						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	Y <b>Fireplace Type:</b> Fresh Air, Masonry, Stone Facing <b>Fireplace Fuel:</b> Gas, Wood						<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Detached, Double Indoor, Front Drive Access, Off Street						<b>BIGd:</b>	112.71	1,213.21
<b>Garage Dim:</b>	20'x22'		<b>Prk Encl/Ttl:</b>		/		<b>Total A.G.:</b>	258.63	2,783.89

<b>Living Room:</b>	4.66x3.64	M	<b>Master Bedroom:</b>	7.40x5.48	U			
<b>Dining Room:</b>	3.89x3.14	M	<b>Bedroom 2:</b>	4.19x2.71	M	<b>Office</b>	4.46x3.64	M
<b>Kitchen:</b>	4.04x3.47	M	<b>Bedroom 3:</b>	4.56x4.34	U			
<b>Family Room:</b>	4.80x4.24	L	<b>Bedroom 4:</b>	4.18x3.48	L			
<b>Den:</b>								
<b>Bonus Room:</b>	6.61x4.71	L						

**Flooring:** Stone, See Remarks      **Foundation:** Concrete  
**Construction:** Wood Frame      **Heating Type:** Forced Air-2, In Floor Heat System  
**Roof:** Flat      **Heat Fuel Desc:**  
**Exterior:** Stucco      **Features:** Closet Organizers, Deck, Exercise Room, Guest Suite, Hot Water Instant, No Animal Home, No Smoking Home, Programmable Thermostat, Secured Parking, Storage-Locker Room, Vaulted Ceiling, Walkout Basement, Vacuum System-Roughed-In  
**Site Influences:** Backs Onto Park/Trees, Creek, Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Private Setting, Ravine View, Treed Lot, Private Park Access

**Goods Included:** Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Conditioner, Window Coverings, TV Wall Mount      **Restrictions:** None Known  
**Goods Excluded:** Wall light fixture in main floor bedroom, mirror in main floor ensuite bathroom, ceiling light fixture in master's

**Warranty:**

**Elem School:** King Edward School      **Jr. High School:** Allendale/McKernan School      **Sr High School:** Strathcona School

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>	
<b>Condo Fee:</b>		<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace:</b>		<b>Unit Exposure:</b>	
		<b>HOA Fee Incl:</b>	

**Total Lot M2:** 701.33      **Lot Shape:** Rectangular      **Lot Dimen:**  
**Frontage:** 20.13      **Depth:** 34.84      **Zoning:** RF2  
**Conform:** Real Property Report With Cor      **Conform Yr:** 2017      **Front Expos:** North  
**Taxes:** 12,690.00 2016      **Local Improve:** \$0