

## \$549,900 - 9355 86 Street, Edmonton

MLS® #E4432532

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,284 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Welcome to this charming 1.5 storey home in the heart of Strathearn, offering 1,284 sq ft of thoughtfully updated living space. With 4 bedrooms (3 up, 1 down) and 2.5 baths, this home is perfect for families looking to enjoy one of Edmonton's most desirable communities. The renovated basement bathroom is just one of many recent upgrades, including a refreshed kitchen, updated bathrooms, new baseboards, some flooring, and more. Enjoy summer evenings in the beautifully landscaped yard with a new fence for added privacy. Just steps to the LRT, you'll love the convenience of quick access to downtown, schools, and the river valley. A must-see for buyers seeking a move-in ready home in a vibrant, well-connected neighborhood.

Built in 1951

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432532  |
| Price          | \$549,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,284     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1951                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9355 86 Street |
| Area        | Edmonton       |
| Subdivision | Strathearn     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3E6        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 18          |

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