

## \$525,000 - 9343 86 Street, Edmonton

MLS® #E4428542

### \$525,000

5 Bedroom, 2.00 Bathroom, 1,246 sqft  
Single Family on 0.00 Acres

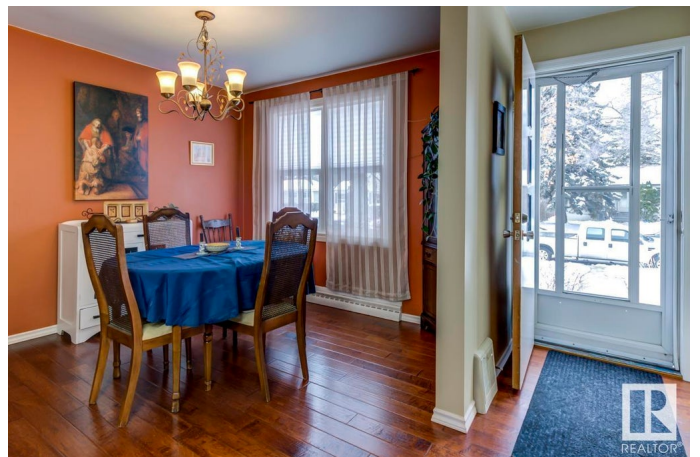
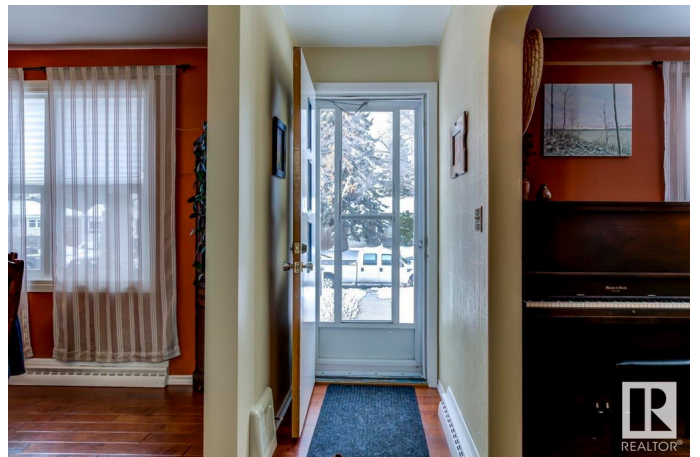
Strathearn, Edmonton, AB

Welcome to Strathearn! This charming 5-bed, 2-bath home features a spacious main floor with a bedroom, full bathroom, and an open kitchen/dining area. Upstairs, you'll find 2 more bedrooms. The versatile basement offers 2 rooms with egress windows, perfect for bedrooms, offices, or rec rooms, along with a modern bathroom. Outside, hidden by snow, is a permaculture paradise with perennials, fruit-bearing bushes, and trees. Enjoy the oversized double garage. Ideally located near LRT, downtown, the river valley, parks, trails, and universities, this home is in a mature neighborhood with tree-lined streets and scenic views of downtown, all just a stroll away. Your perfect home in an iconic area awaits!

Built in 1951

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428542  |
| Price          | \$525,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,246     |
| Acres          | 0.00      |
| Year Built     | 1951      |



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

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9343 86 Street |
| Area        | Edmonton       |
| Subdivision | Strathearn     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3E6        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Mantel   |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 4               |

## Zoning

## Zone 18

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Listing information last updated on April 6th, 2025 at 11:02am MDT