

## \$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	3
Zoning	Zone 18

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