

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

MLS® #E4428542

### \$525,000

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

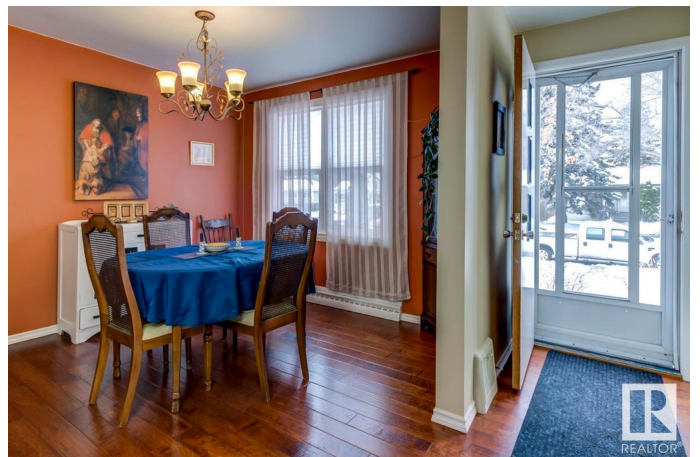
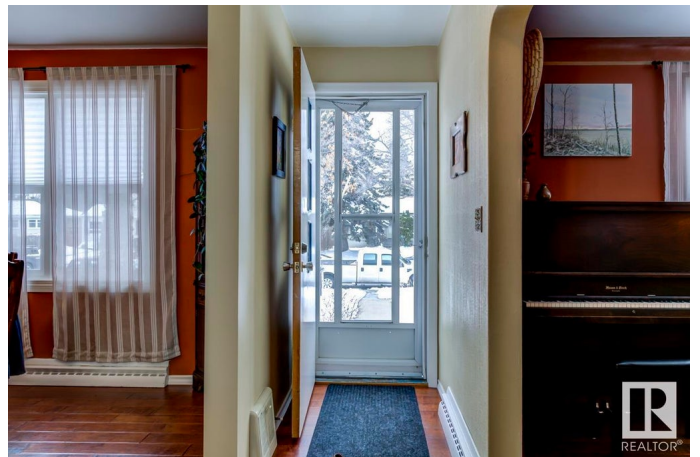
Strathearn, Edmonton, AB

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	2

## Zoning

## Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 3:17pm MDT