

\$525,000 - 9626 86 Street, Edmonton

MLS® #E4431367

\$525,000

3 Bedroom, 2.00 Bathroom, 1,310 sqft
Single Family on 0.00 Acres

Strathearn, Edmonton, AB

This house is cute as a BUTTON! This 3 bedroom home is ready for a new family or investor to make it theirs! With over 1300 sq ft above grade and a finished basement, and steps from Strathearn Drive, this home is perfect. The main floor has a formal dining room, family room, adorable green kitchen, 4 piece bathroom and bedroom! Upstairs you will find 2 generous bedrooms and a fun secret room in the primary closet - go explore! The basement has a working wood stove, a rumpus room, a storage room and 3 piece bathroom! Recent upgrades include some new windows, metal roof (2018), central air conditioner (2023), fence (2024). Location is exceptional: 6 minute walk to the Strathearn LRT stop, walk to downtown, bike ride in the river valley and enjoy sweeping city views!

Built in 1951

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4431367 |
| Price | \$525,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,310 |
| Acres | 0.00 |
| Year Built | 1951 |



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

Community Information

| | |
|-------------|----------------|
| Address | 9626 86 Street |
| Area | Edmonton |
| Subdivision | Strathearn |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 3E9 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Crawl Space, No Smoking Home, Vinyl Windows |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Garage Opener, Refrigerator, Storage Shed, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, River Valley View |
| Roof | Metal |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------|
| Elementary | Rutherford School |
| Middle | Kenilworth School |
| High | McNally School |

Additional Information

Date Listed April 17th, 2025

Days on Market 9

Zoning Zone 18

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Listing information last updated on April 26th, 2025 at 12:32am MDT