

## \$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 3

Zoning Zone 18

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