

# \$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 5

Zoning Zone 18

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