

## \$479,900 - 9253 86 Street, Edmonton

MLS® #E4446645

**\$479,900**

4 Bedroom, 2.00 Bathroom, 861 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

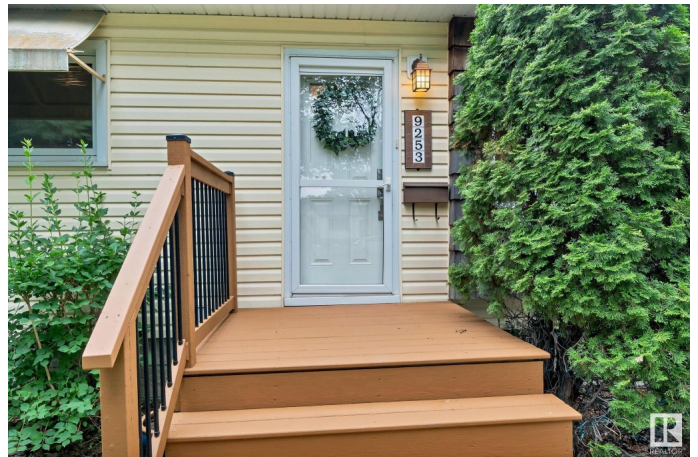
S?rathearn GEM! Nestled on a cozy quiet tree lined street is this 3+1 bdm bungalow on large lot, beautifully landscaped with curb appeal galore!Â Cute, homey and filled with character inside too! Coved ceilings, designer colors and hardwood floors are inviting. Good sized and comfy living room enjoys sunny WEST sunshine through oversized picture window. Dining area is off living room and leads to a gorgeous NEWER kitchen with its granite counters, top of the line stainless appliances, designer backsplash, loads of cabinets plus has window overlooking stunning landscaped backyard.Â Good sized master bedroom, 2 add'l bdms and beautiful full bath finish upstairs.Â Loads of upgrades throughout ... NEWER windows, roof, hi eff furnace, baths, fixtures AND A/C! Wonderfully welcoming basement layout with large family room for entertaining, huge bedroom, laundra and bath. Parklike private backyard for the gardeners and entertainers enjoy a gazeboÂ +Â patio. Oversized double garage too!! AMAZING LOCATION!

Built in 1951

### Essential Information

MLS® # E4446645

Price \$479,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9253 86 Street
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3E5

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	4
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 July 13th, 2025 at 3:47am MDT