

# **\$1,149,999 - 8805 Strathearn Drive, Edmonton**

MLS® #E4450448

**\$1,149,999**

5 Bedroom, 4.00 Bathroom, 1,971 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Stunning infill property with incredible city views! With over 2600 sq ft of developed living space, this home is perfect for anyone wanting the best of all worlds....outstanding location, striking city views and the quietness of a highly sought after neighborhood in the heart of the city. Main floor features a bright, open concept with great flow from the living room with electric fireplace to the beautifully appointed kitchen with large island, perfect for entertaining. Patio doors lead outside to your private yard with access to your double detached garage with epoxy flooring. Back inside and up to the second level is 3 bedrooms including a nice size primary with walk-in closet and 5 piece ensuite. Third level features another fantastic space for hosting with a rooftop patio overlooking the city, the views must be seen to be appreciated! The basement is also fully finished with 2 more bedrooms, a second living room and a 4 piece bath. Quick access to all amenities and immediate possession available.

Built in 2019

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4450448    |
| Price    | \$1,149,999 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 1,971                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8805 Strathearn Drive |
| Area        | Edmonton              |
| Subdivision | Strathearn            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6C 4C8               |

### Amenities

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar, HRV System, Rooftop Deck/Patio |
| Parking Spaces | 4                                                                                                                                            |
| Parking        | Double Garage Detached                                                                                                                       |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                   |
| Fireplaces        | Insert, Tile Surround                                                                                                                                                 |
| Stories           | 4                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, River Valley View, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 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 August 1st, 2025 at 10:17pm MDT