

## \$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

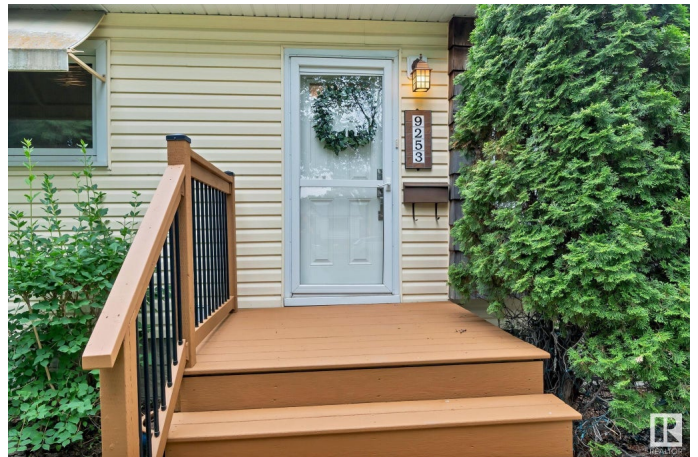
S?rathearn GEM! Nestled on a cozy quiet tree lined street is this 3+1 bdm bungalow on large lot, beautifully landscaped with curb appeal galore!Â Cute, homey and filled with character inside too! Coved ceilings, designer colors and hardwood floors are inviting. Good sized and comfy living room enjoys 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 | 10             |
| Zoning         | Zone 18        |

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Listing information last updated on July 19th, 2025 at 1:02pm MDT