

\$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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