

## \$899,900 - 9624 86 Street, Edmonton

MLS® #E4450325

**\$899,900**

4 Bedroom, 3.50 Bathroom, 2,040 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Welcome to this stunning custom-built home nestled on a picturesque, tree-lined street in one of Edmonton's most sought-after communities. Offering over 2,790 sq ft of beautifully finished living space, this 3 STOREY + FINISHED BSMT, 4-bedroom, 3.5-bath home perfectly blends style, function, and comfort. The main floor features wide-plank hardwood, designer tile, and a sun-soaked open layout. The chef's kitchen is a showstopper with quartz countertops, premium appliances, sleek cabinetry, and a massive island with seating. A spacious dining area and striking feature fireplace complete the elegant main level. Upstairs, the primary suite features a generous walk-in closet and a spa-inspired ensuite with dual sinks. Additional features include a fully finished basement, heated double garage, and beautiful landscaping. Located just steps from the LRT, this is urban living at its best—quiet, convenient, and connected. Turn the key and move right in.

Built in 2025

### Essential Information

MLS® # E4450325

Price \$899,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,040                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9624 86 Street |
| Area        | Edmonton       |
| Subdivision | Strathearn     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3E9        |

### Amenities

|           |                                                                                                                                                                                                                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Smart/Program. Thermostat, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In, Infill Property, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, Rooftop Deck/Patio |
| Parking   | Double Garage Detached                                                                                                                                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Stove-Countertop Gas, Wet Bar, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Mantel                                                                                                                      |
| Stories           | 4                                                                                                                           |
| Has Suite         | Yes                                                                                                                         |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

**Exterior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                 |
| Exterior Features | Back Lane, Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles, EPDM Membrane, Flat                                                                               |
| Construction      | Wood, Stucco, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 18         |

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Listing information last updated on August 1st, 2025 at 7:02pm MDT