

# \$629,900 - 9647 86 Street, Edmonton

MLS® #E4454079

## \$629,900

3 Bedroom, 2.00 Bathroom, 1,159 sqft  
Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Welcome to this beautifully upgraded bungalow in the highly sought-after community of Strathearn. Situated on a spacious corner lot, this home blends timeless charm with thoughtful modern updates completed in 2018. Inside, youâ€™ll find a bright and inviting living room with large windows, original hardwood floors, and elegant finishes throughout. The stunning kitchen features crisp white cabinetry, gold hardware, stainless steel appliances, and a stylish dining area perfect for hosting. The main floor offers two comfortable bedrooms and a full bath, while the lower level provides an additional bedroom, full bath, and versatile family space. Outside, the large yard is ideal for gardening, play, or entertaining. Perfectly located just steps from the river valley, schools, parks, and quick access to downtown, this home is move-in ready and full of potential.

Built in 1952

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454079  |
| Price          | \$629,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,159     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1952                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9647 86 Street |
| Area        | Edmonton       |
| Subdivision | Strathearn     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3E8        |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Air Conditioner, Deck                     |
| Parking   | Double Garage Detached, Rear Drive Access |

### Interior

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                      |
| Stories      | 2                                                                                                                              |
| Has Basement | Yes                                                                                                                            |
| Basement     | Full, Finished                                                                                                                 |

### Exterior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                         |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                     |
| Construction      | Wood, Stucco                                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 16                |

## Zoning

## Zone 18

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Listing information last updated on September 6th, 2025 at 2:32pm MDT