

## \$439,900 - 9336 85 Street, Edmonton

MLS® #E4440227

**\$439,900**

4 Bedroom, 2.00 Bathroom, 849 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Welcome to this stylish 850 sq ft bungalow, featuring 2+2 bedrooms and 2 bathrooms, located on a generous lot in the highly desirable community of Strathearn. Step inside to find a bright and spacious living room, highlighted by large front windows that flood the space with natural light. The recently renovated kitchen boasts wood countertops, stainless steel appliances, and a modern aesthetic. The main floor offers hardwood and tile flooring, a sizable primary bedroom that comfortably fits a king-size bed, a second bedroom, and a fully updated 4-piece bathroom. The fully finished basement includes a large recreation room, a second kitchen, and two more good-sized bedrooms with durable vinyl plank flooring. A modern 3-piece bathroom as well as a laundry and storage room. Enjoy Additional features include big backyard and a large, oversized double detached garage and. Ideally located within walking distance to the LRT station, top-rated schools, parks. Roof and all windows were replaced in 2021.

Built in 1951

### Essential Information

MLS® # E4440227

Price \$439,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 849                    |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9336 85 Street |
| Area        | Edmonton       |
| Subdivision | Strathearn     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3C8        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, No Smoking Home |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Detached                 |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| 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, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 4th, 2025

Days on Market                8

Zoning                              Zone 18

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