

\$767,000 - 9606 86 Street Nw, Edmonton

MLS® #E4455319

\$767,000

5 Bedroom, 3.50 Bathroom, 1,793 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Brand new single family home located steps away from the Strathearn Park lookout with a double detached garage and a one-bedroom legal basement suite which will be fully developed for the buyer by the possession date. The main floor has an open-concept living area with a chef's kitchen, two-tone cabinetry with built-in pantry storage, top-of-the-line appliances, and an infinity quartz island counter. The main floor has a flex/den room that can serve as a fourth bedroom in the main unit or an office, and a 2-piece powder room. The living area features a beautiful gas fireplace surrounded by floor to ceiling tiles. On the second floor, you will find a bright and spacious master bedroom with a walk-in closet and a 4-piece ensuite, a full laundry room with plenty of extra storage space, a 4-piece family bathroom and two extra bedrooms. Strathearn is one of Edmonton's most desirable, picturesque and vibrant neighborhoods, with easy access to LRT, schools and downtown Edmonton.

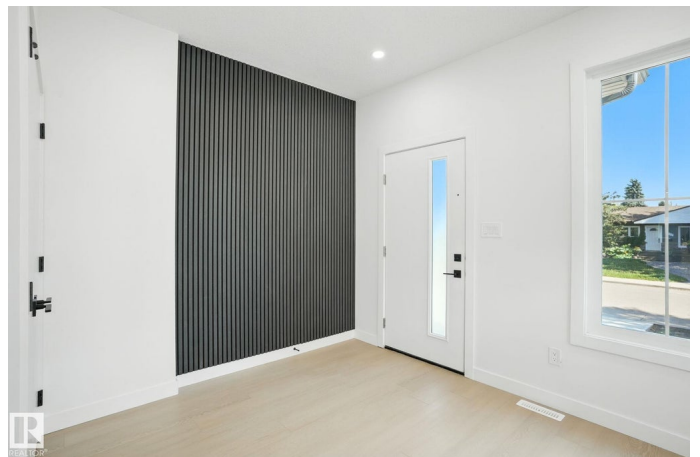
Built in 2025

Essential Information

MLS® # E4455319

Price \$767,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,793
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9606 86 Street Nw
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3E9

Amenities

Amenities	On Street Parking, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Patio, Infill Property
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

Additional Information

Date Listed	August 29th, 2025
Days on Market	8
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 6th, 2025 at 3:02pm MDT