

\$874,900 - 9624 86 Street, Edmonton

MLS® #E4450325

\$874,900

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 \$874,900

Lease Rate \$8



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 77

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 October 14th, 2025 at 9:17pm MDT