

## \$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.

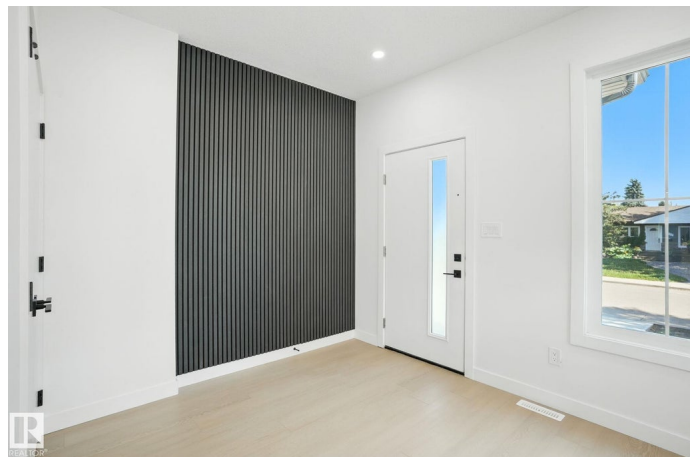
Built in 2025

### 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 | 2                 |
| Zoning         | Zone 18           |

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Listing information last updated on August 31st, 2025 at 4:17am MDT