

## \$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                12

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 June 16th, 2025 at 8:02pm MDT