

\$440,000 - 9268 85 Street, Edmonton

MLS® #E4452635

\$440,000

4 Bedroom, 1.00 Bathroom, 836 sqft
Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Strathearn Gem “ Ideal for First-Time Buyers & Investors! Move-in ready home on a huge 50.9’ x 130’ lot with potential to build a 4-plex (subject to City approval). Bright main floor features a spacious living room, 3 bedrooms, and kitchen. Separate rear entrance to the finished basement with large rec room and extra bedroom. Recent upgrades include new roof, new flooring throughout, and fresh paint. Prime location “ 5 min walk to LRT, close to Bonnie Doon Mall, parks, schools, and River Valley. Live in, rent out, or redevelop “ endless possibilities!

Built in 1951

Essential Information

MLS® #	E4452635
Price	\$440,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	836
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



Community Information

Address	9268 85 Street
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3C7

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke
Parking	RV Parking, Single Garage Detached

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 12th, 2025
Days on Market	10
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 August 22nd, 2025 at 8:02am MDT