

# \$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 | 8                 |
| Zoning         | Zone 18           |

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Listing information last updated on August 20th, 2025 at 11:32am MDT