

## \$894,900 - 9622 86 Street, Edmonton

MLS® #E4450323

**\$894,900**

4 Bedroom, 3.50 Bathroom, 2,080 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 2,850sq ft of beautifully developed 3 STOREY + FINISHED BSMT living space, this 3-bedroom, 2.5-bath home perfectly blends style, function, and comfort. The main floor features Herringbone LVP, designer tile, and a sun-soaked open layout. The chef's kitchen is a showstopper with quartz countertops, 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 luxury spa-inspired ensuite, massive shower, Soaker with Trough sink. Additional features include ROOF TOP PATIO WITH DOWNTOWN VIEWS, BONUS ROOM WITH WET BAR, 3 ZONE SOUND SYSTEM, TRIPLE PANE WINDOWS. FULLY FINISHED 1 BEDROOM LEGAL SUITE basement, double garage. 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® # E4450323

Price \$894,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,080                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9622 86 Street |
| Area        | Edmonton       |
| Subdivision | Strathearn     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3E9        |

### Amenities

|           |                                                                                                                                                                                                                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Open Beam, Smart/Program. Thermostat, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In, 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, Forced Air-2, Natural Gas                                                                                     |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Mantel                                                                                                                      |
| Stories           | 4                                                                                                                           |
| Has Suite         | Yes                                                                                                                         |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

**Exterior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles, EPDM Membrane                                                                                    |
| Construction      | Wood, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 50              |
| Zoning         | Zone 18         |

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Listing information last updated on September 17th, 2025 at 1:32pm MDT