

## \$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

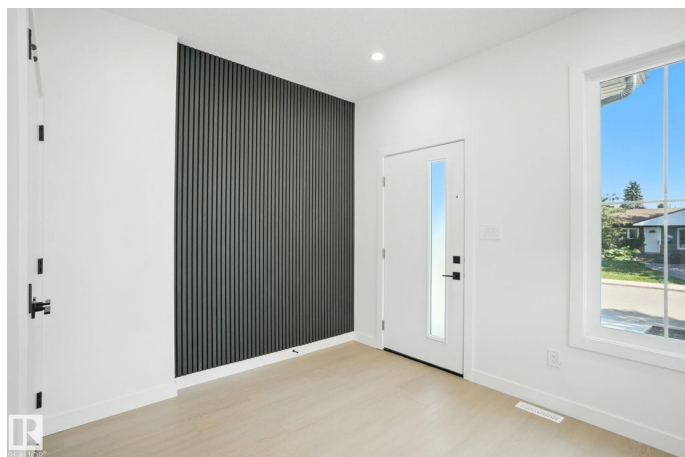
Strathearn, Edmonton, AB

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
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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	49
Zoning	Zone 18

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Listing information last updated on October 16th, 2025 at 10:02pm MDT