

## \$399,900 - 9332 85 Street, Edmonton

MLS® #E4426499

**\$399,900**

3 Bedroom, 2.00 Bathroom, 823 sqft  
Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Great opportunity for new home buyers, investors or small families! Located in the desirable Strathearn Community, close to parks, schools, shopping and public transportation and only minutes from downtown. The main floor is bright and spacious, with renovated kitchen, large living room, dining area, two bedrooms and a 4-piece bathroom. Downstairs is an in-law suite with second kitchen, living area, large bedroom with office area and a second full bathroom. Outside is a large yard, with gate access to park toys and trailers, as well as a brand new 22'x22' garage. Rent it...live in it...or tear down and build your dream home! So much potential!!

Built in 1951

### Essential Information

MLS® #	E4426499
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	823
Acres	0.00
Year Built	1951
Type	Single Family



Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	9332 85 Street
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3C8

### **Amenities**

Amenities	On Street Parking, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **School Information**

Elementary	Rutherford School
Middle	Kenilworth School
High	McNally School

### **Additional Information**

Date Listed	March 20th, 2025
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Days on Market 23

Zoning Zone 18

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