

## \$919,900 - 9622 86 Street, Edmonton

MLS® #E4450323

**\$919,900**

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 \$919,900



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 42  
Zoning Zone 18

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Listing information last updated on September 9th, 2025 at 12:17am MDT