

Courtesy Of Prateek Goel Of Initia Real Estate

\$439,000 - 9547 87 Street, Edmonton

MLS® #E4429158

\$439,000

4 Bedroom, 2.00 Bathroom, 990 sqft
Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Welcome to this RENOVATED home/investment property located on a HUGE LOT (6272 Sq Ft or 583 Sq M) featuring a non legal SUITE with FULL KITCHEN & SEPARATE LAUNDRY. This bungalow in family friendly Strathearn comes with four bedrooms (2+2), two full baths, TWO KITCHENS and SEPARATE ENTRANCE TO BASEMENT. The main floor has large living room, formal dining room, two great bedrooms, 4 pc bath, new washer dryer combo and updated kitchen. Downstairs is HUGE rec room, two additional bedrooms, a 4pc bath, NEW second kitchen and laundry/storage room. Out back there is a big yard and a double detached garage plus storage shed. LIST OF UPGRADES: NEW FLOORING, NEW BASEMENT KITCHEN, NEW ZEBRA BLINDS, NEWLY ADDED washer-dryer combo on main floor, NEW digital door locks. Some of the windows and SHINGLES (roof) was done within last 5 years. Close to NEW LRT line, Bonnie Doon Mall, Whyte Ave and Downtown. The area is rapidly growing with GARAGE SUITES being developed, making this home a fantastic opportunity!

Built in 1954

Essential Information

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Price	\$439,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9547 87 Street
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3H9

Amenities

Amenities	On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed April 4th, 2025
Days on Market 5
Zoning Zone 18

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