

## \$515,000 - 9352 85 Street, Edmonton

MLS® #E4435751

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,292 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

**UPDATED SEMI-BUNGALOW IN STRATHEARN WITH MASSIVE GARAGE & PRIME LOCATION** Beautifully updated semi-bungalow in one of Edmonton's most sought-after neighborhoods, offering many upgrades, smart design, and a true sense of community. Inside, you'll find a bright, functional layout. Enter to a spacious living room and dining room, open to the kitchen with refaced cabinets, stainless steel dishwasher and oven, and quartz countertops. There is one bedroom and an updated full bath on the main floor, and upstairs there are two more good-sized bedrooms and an added 3rd bathroom. The updated basement includes a family room, large fourth bedroom, a full bath, and laundry. Massive 24x26 ft garage. Improvements include roof, sewer liner, windows, siding, insulation, eaves, soffits, a 100-amp electrical panel. West backyard with big deck for summer entertaining. Enjoy all of this close to the LRT, schools, shopping, the River Valley trail system, and quick access to downtown.

Built in 1951

### Essential Information

MLS® # E4435751

Price \$515,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,292
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9352 85 Street
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3C8

### **Amenities**

Amenities	Off Street Parking
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	4
Zoning	Zone 18

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