

Courtesy Of Wassim Moustapha Of Initia Real Estate

\$2,249,000 - 9523 86 Street, Edmonton

MLS® #E4456087

\$2,249,000

3 Bedroom, 3.50 Bathroom, 4,536 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Luxury 4plex in Desirable Strathearn | 8 Fully Self-Contained Units | High-End Finishes Throughout. An exceptional investment opportunity in one of Edmonton's most sought-after neighborhoods – welcome to this MLI Select Approved luxury 4plex in the heart of Strathearn, steps to the LRT, Designed with both functionality and elegance in mind, this newly built property includes 4 spacious townhomes, each with a separately metered basement suite, for a total of 8 fully self-contained units. From the outside, the curb appeal is unmatched – featuring a stunning brick and Hardie board exterior, landscaped surroundings, and large triple-pane windows that flood the interiors with natural light. Inside, each upper unit boasts vaulted ceilings, premium flooring, and modern high-end finishes throughout. Each basement suite is designed with a private entrance and features separate access to a dedicated mechanical room, ensuring privacy and ease of maintenance.

Built in 2025

Essential Information

MLS® #	E4456087
Price	\$2,249,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,536
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	9523 86 Street
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3E8

Amenities

Amenities	Ceiling 9 ft., Infill Property, 9 ft. Basement Ceiling
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl, Hardie Board Siding
Exterior Features	Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl, Hardie Board Siding

Foundation Concrete Perimeter

Additional Information

Date Listed September 4th, 2025
Days on Market 44
Zoning Zone 18



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