

## **\$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 Suite	Yes
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	39
Zoning	Zone 18

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