

## \$450,000 - 9277 87 Street, Edmonton

MLS® #E4433632

**\$450,000**

3 Bedroom, 1.00 Bathroom, 820 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Welcome to Strathearn—where character meets convenience. This cozy and charming home proves that great things come in smaller packages. Located just steps from the LRT and minutes to Downtown, you'll love living in one of Edmonton's most desirable neighbourhoods without breaking the bank. The main floor features two comfortable bedrooms, while the basement offers a third bedroom and updated vinyl flooring. Recent upgrades include newer windows, doors, hot water tank and vinyl fencing. Out back, you'll find a double detached garage with 220V power—perfect for hobbies, projects, or extra storage—plus a greenhouse and a yard set up for those with a green thumb. This home isn't about square footage—it's about smart living, character, and an unbeatable lifestyle in the perfect location. \*some photos are virtually staged\*

Built in 1951

### Essential Information

MLS® #	E4433632
Price	\$450,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	820



Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9277 87 Street
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3H7

### **Amenities**

Amenities	Greenhouse
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	69

## Zoning

## Zone 18

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