

## \$425,000 - 9277 87 Street, Edmonton

MLS® #E4448725

**\$425,000**

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® #         | E4448725  |
| Price          | \$425,000 |
| 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    | July 19th, 2025 |
| Days on Market | 33              |

## Zoning

## Zone 18

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