

## \$525,000 - 8735 93 Avenue, Edmonton

MLS® #E4432056

**\$525,000**

3 Bedroom, 2.00 Bathroom, 969 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Location Location Location!!! Here is the one that you have been waiting for. Do whatever you want within minutes. 5 minutes to Downtown, Gallagher Park, Golfing, Biking and walking trails in the valley, scenic views from Strathern Drive, 2 blocks to LRT Station and the list goes on. Upgraded Raised bungalow in sought after Strathern neighborhood on a 754 SQ Meter Lot. This property has been very well maintained and has many features and upgrades including Central air conditioning, Hi Efficient furnace, upgraded plumbing and electrical panel, front and partially covered large back deck, maintenance free fencing, RV Parking, newer shingles, vinyl siding and windows, Extra large Primary bedroom with 2 windows and Double closets, Vinyl plank flooring and the list goes on. This lot is almost 74' frontage and 146' deep and would make for an excellent building site for future development. You won't be disappointed with this one!!!



Built in 1953

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432056  |
| Price     | \$525,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 969                    |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8735 93 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathearn     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1T7        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home, Patio, Vinyl Windows, See Remarks |
| Parking Spaces | 4   |
| Parking        | Over Sized, RV Parking, Single Garage Detached  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, 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, Vinyl   |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 21st, 2025

Days on Market                7

Zoning                            Zone 18

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Listing information last updated on April 28th, 2025 at 12:17pm MDT