

## \$639,900 - 8607 Strathearn Drive, Edmonton

MLS® #E4429640

**\$639,900**

3 Bedroom, 1.50 Bathroom, 1,243 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Opportunity knocks with this charming 2+1 bedroom home with south back yard on a 55 foot wide lot across from the park on desirable Strathearn Drive. Move in and enjoy the great location close to the river valley and downtown, or redevelop with a new build (or builds) to capitalize on one of the best locations in Edmonton. The main level of this comfortable split features a bright living room with view of the park, sunny dining room, and updated kitchen with plenty of cupboard and work space. Upstairs youâ€™ll find the spacious master bedroom looking over the park, big second bedroom and the full bath. Thereâ€™s a comfy den on the third level, plus access to the attached garage. The basement is home to a large family room, third bedroom, utility room, and handy powder room. This well maintained home has a newer furnace, air conditioning, roof, and many newer windows. The large lot is fully landscaped with a shed and productive garden in the sunny south yard. Appliances are included; all thatâ€™s missing is you!

Built in 1953

### Essential Information

MLS® # E4429640

Price \$639,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,243
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	8607 Strathearn Drive
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4C6

### **Amenities**

Amenities	Air Conditioner
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Landscaped, See Remarks
Roof	Flat
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 8th, 2025  
Days on Market      13  
Zoning                 Zone 18

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Listing information last updated on April 21st, 2025 at 5:47am MDT