

## **\$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                12

Zoning                              Zone 18

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