

# \$649,000 - 8746 Strathearn Drive, Edmonton

MLS® #E4436839

**\$649,000**

3 Bedroom, 2.00 Bathroom, 1,118 sqft  
Single Family on 0.00 Acres

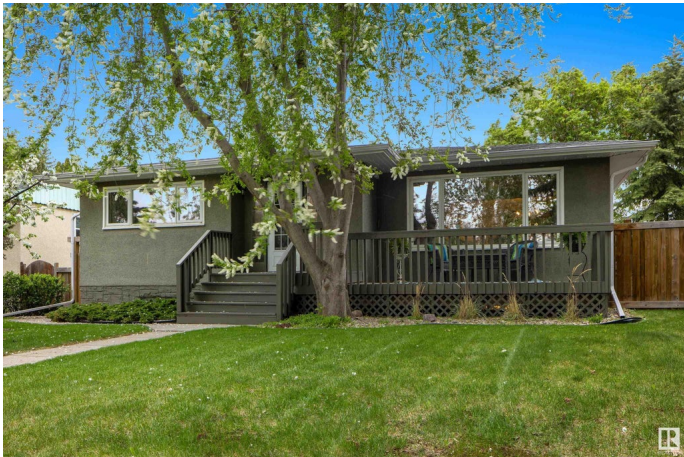
Strathearn, Edmonton, AB

Tucked away on a serene street, this fully finished bungalow offers a perfect blend of comfort and convenience. Featuring two plus two bedrooms and two full bathrooms, the home showcases an updated kitchen and bathrooms, providing modern touches throughout. The private, fully fenced yard is a haven for relaxation, boasting elegant stonework, lush landscaping, and a dedicated dog run. Perfect for both quiet evenings and gatherings. A detached double garage adds ease and practicality to your life. Located in a desirable neighbourhood of Strathearn, known for its tree-lined streets and vibrant community spirit, you're just moments away from scenic walking trails, lush parks, and a variety of local restaurants. The area offers easy access to downtown Edmonton, the river valley, and the newly opened Valley Line LRT, enhancing connectivity and convenience. Embrace a tranquil yet connected lifestyle in this inviting home, where comfort meets modern living.

Built in 1953

## Essential Information

MLS® #	E4436839
Price	\$649,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,118
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8746 Strathearn Drive
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4C7

### **Amenities**

Amenities	Secured Parking, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 16th, 2025  
Days on Market      2  
Zoning                Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 18th, 2025 at 3:02pm MDT