

## \$434,900 - 8762 97 Avenue, Edmonton

MLS® #E4450203

**\$434,900**

3 Bedroom, 1.00 Bathroom, 788 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Welcome to Strathearn! This charming 3 bed + 1 bath bungalow has been wonderfully maintained and eagerly awaits its new owner! Hardwood flooring flows through the living room, dining room, and through the hallway into the bedrooms. Natural sunlight pours into your living through your south east facing windows. Your U-shaped kitchen is functional thanks to ample cabinetry! Unwind in your comfortable primary bedroom at the end of the day and enjoy the extra space that your walk-in closet offers. The fully finished basement includes a bedroom and family area with a cozy gas fireplace, perfecting for hosting loved ones and guests. Enjoy BBQ season in your fully fenced backyard with a stone patio and beautiful deck! Your double detached heated garage keeps vehicles secure all year long. Enjoy life in a quiet, family-friendly community that is close to the Strathearn Community playground and spray park, excellent schools, and shopping. Don't miss the opportunity to call this lovely home yours!

Built in 1951

### Essential Information

MLS® # E4450203

Price \$434,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 788                    |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 8762 97 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathearn     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2C1        |

### **Amenities**

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat |
| Parking Spaces | 5                                                                                                              |
| Parking        | Double Garage Detached, Heated, Insulated                                                                      |

### **Interior**

|              |                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                             |
| Stories      | 2                                                                                                                                     |
| Has Basement | Yes                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                        |

### **Exterior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Stucco                                                                        |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Holyrood Elementary School  
Middle                              Donnan School  
High                                McNally School

**Additional Information**

Date Listed                      July 29th, 2025  
Days on Market                7  
Zoning                              Zone 18

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