

## \$450,000 - 8926 94 Avenue, Edmonton

MLS® #E4431304

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,155 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

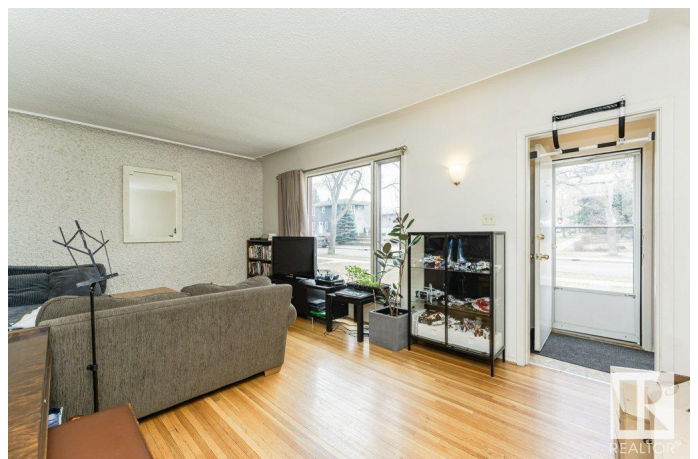
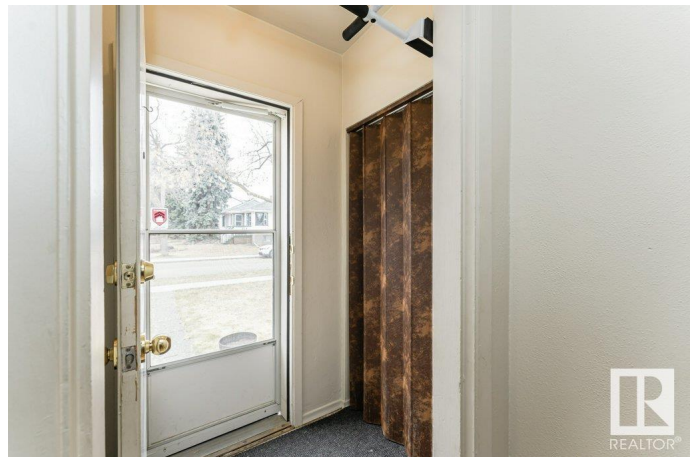
Cute character home in desirable Strathearn located on a tree lined street 1 block from Gabrielle Roy K-9 & 1 block to new LRT station. With much of it's original charm, this home is just waiting for it's new owners personal touches! You'll appreciate it's proximity to the Edmonton Ski Club, Gallagher Park, Muttart Conservatory & our beautiful river valley. Bright living room with south facing window & well maintained original hardwood. Kitchen with solid wood cabinets, a breakfast bar & new flooring (2016). One bedroom on main. Upstairs has a good sized bedroom, 4 pce bath (rare find in semi bungalows) & laundry room. The basement has a 2nd kitchen with dining area, living room, bedroom, 3 pce. bath & laundry room. This is a well maintained home with some updates over the years including: Vinyl siding (2014); Insulation (2014); Furnace (2012); Hot water tank (2014); Shingles (2010); Kitchen floors (2016); Basement floors (2016). Nice private backyard with garage. Great starter or perfect for investors

Built in 1949

### Essential Information

MLS® # E4431304

Price \$450,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	8926 94 Avenue
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1W7

### Amenities

Amenities	Fire Pit, Insulation-Upgraded, No Animal Home, No Smoking Home, Television Connection
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	5
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 April 21st, 2025 at 10:02pm MDT