

Courtesy Of Crystal Graae Of Century 21 Masters

## **\$1,149,999 - 8805 Strathearn Drive, Edmonton**

MLS® #E4447710

**\$1,149,999**

5 Bedroom, 4.00 Bathroom, 1,971 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

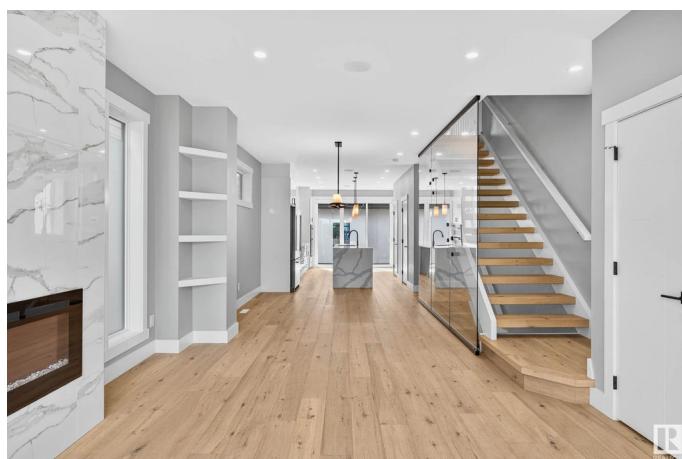
Welcome to this beautifully crafted infill home nestled in the highly sought-after STRATHEARN DRIVE!! A neighbourhood known for its serene streets, unbeatable proximity to downtown, + river valley trails. This gorgeous residence blends MODERN DESIGN with timeless quality, offering FIVE bedrooms, FIVE luxurious bathrooms, + thoughtful attention to detail throughout. Open concept mainfloor has 10' ceilings, wide-plank HARDWOOD FLOORING, + large windows that fill the space with natural light. Gourmet kitchen is a chef's DREAM!! Complete with QUARTZ countertops, large island, S/S appliances + custom cabinetry. Upstairs, unwind in the elegant primary suite with spa-inspired ensuite, while two additional bedrooms + full bath offer comfort for family or guests. The FULLY FINISHED BASEMENT presents endless potential for a home office or gym. Situated in a community just minutes to cafes, schools, shopping, and LRT access. REFINED URBAN LIVING in one of YEG'S most charming historic neighbourhoods. WELCOME HOME!!

Built in 2021

### **Essential Information**

MLS® # E4447710

Price \$1,149,999



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	1,971
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	8805 Strathearn Drive
Area	Edmonton
Subdivision	Strathearn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4C8

### Amenities

Amenities	Off Street Parking, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar, HRV System, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Marble Surround
Stories	4
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stucco

Exterior Features      Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown

Roof                          Asphalt Shingles

Construction              Wood, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                July 14th, 2025

Days on Market        3

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 July 16th, 2025 at 11:17pm MDT