

## \$2,249,000 - 9523 86 Street, Edmonton

MLS® #E4456087

**\$2,249,000**

3 Bedroom, 3.50 Bathroom, 4,536 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Luxury 4plex in Desirable Strathearn | 8 Fully Self-Contained Units | High-End Finishes Throughout. An exceptional investment opportunity in one of Edmonton's most sought-after neighborhoods – welcome to this MLI Select Approved luxury 4plex in the heart of Strathearn, steps to the LRT, Designed with both functionality and elegance in mind, this newly built property includes 4 spacious townhomes, each with a separately metered basement suite, for a total of 8 fully self-contained units. From the outside, the curb appeal is unmatched – featuring a stunning brick and Hardie board exterior, landscaped surroundings, and large triple-pane windows that flood the interiors with natural light. Inside, each upper unit boasts vaulted ceilings, premium flooring, and modern high-end finishes throughout. Each basement suite is designed with a private entrance and features separate access to a dedicated mechanical room, ensuring privacy and ease of maintenance.

Built in 2025

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4456087    |
| Price    | \$2,249,000 |
| Bedrooms | 3           |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 4,536         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9523 86 Street |
| Area        | Edmonton       |
| Subdivision | Strathearn     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3E8        |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Ceiling 9 ft., Infill Property, 9 ft. Basement Ceiling |
| Parking   | No Garage                                              |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas |
| Heating           | Forced Air-1, Natural Gas                                                                                |
| Stories           | 3                                                                                                        |
| Has Suite         | Yes                                                                                                      |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Finished                                                                                           |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Brick, Vinyl, Hardie Board Siding |
| Exterior Features | Public Transportation                   |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Brick, Vinyl, Hardie Board Siding |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 4th, 2025  
Days on Market                10  
Zoning                              Zone 18



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Listing information last updated on September 14th, 2025 at 3:02pm MDT