

# \$1,350,000 - 8771 Strathearn Drive, Edmonton

MLS® #E4418420

**\$1,350,000**

5 Bedroom, 4.00 Bathroom, 3,543 sqft  
Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Breathtaking views in one of Edmonton's most sought-after locations, this stunning 3,542 sqft home, offering 5 bdrms & 4.5 baths, is a testament to architectural design. With unobstructed views of both downtown & Strathearn Park, the thoughtful design ensures every room is flooded with natural light. Notable upgrades include \$250,000 in enhancements to ext, windows & roofing. The open-concept layout boasts a chef-inspired kitchen, with solid wood cabinetry, Viking gas range & oven, commercial-grade hood fan, built-in Sub Zero fridge & Miele dishwasher. Wide plank hardwood flrs, plush new carpet & in-flr heating thruout provide unparalleled comfort. The space above the garage is ideal for a gym or artist's retreat. The finished ICF bsmt with 9'ceilings offers additional living space to relax & unwind, featuring a home theater, bdrm & ample storage. Enjoy the outdoors with a custom multi-tiered deck & spacious rooftop patio to entertain. The 24'x24' att gar with 12'ceilings + 30'of RV parking provides ample space.

Built in 1993

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4418420    |
| Price  | \$1,350,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 3,543                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 8771 Strathearn Drive |
| Area        | Edmonton              |
| Subdivision | Strathearn            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6C 4C8               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | See Remarks                                    |
| Parking   | Double Garage Detached, Over Sized, RV Parking |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Oven Built-In-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |             |
|-------------------|-------------|
| Exterior          | Wood, Metal |
| Exterior Features | See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | EPDM Membrane      |
| Construction | Wood, Metal        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 92                 |
| Zoning         | Zone 18            |

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Listing information last updated on April 19th, 2025 at 12:32am MDT