

# **\$1,249,900 - 8803 Strathearn Drive, Edmonton**

MLS® #E4447027

**\$1,249,900**

3 Bedroom, 3.50 Bathroom, 1,828 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Stunning 2.5-storey home on iconic Strathearn Drive with incredible River Valley and Downtown views. Offering over 2,400 sq ft of living space, this net zero home features living space with an open & bright plan, designer finishes and premium upgrades. The kitchen has a large island, 2-tone cabinetry, granite counters & backsplash and premium Bosch appliances with gas range. The living/dining areas have designer lighting, fireplace, 9' ceilings & herringbone hardwood flooring. The open stairway leads you upstairs to the primary suite with walk-in closet & 5-piece ensuite with freestanding tub + separate shower. Add'l bedroom on this level, plus a full 4-piece bath & laundry. The 3rd-floor loft offers a custom bar & a stunning rooftop terrace with panoramic views. The finished basement with ICF construction has a large rec room, add'l bedroom & full bathroom. Enjoy the professional landscaping, patio for entertaining, EV ready dbl detached garage & solar panels. Close to great trails, park, schools & more.

Built in 2021

## **Essential Information**

MLS® # E4447027

Price \$1,249,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,828                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8803 Strathearn Drive |
| Area        | Edmonton              |
| Subdivision | Strathearn            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6C 4C8               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                |
| Stories           | 4                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                           |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 22              |
| 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 August 1st, 2025 at 5:47am MDT