



## Edmonton Alberta

\$450,000

Two side-by-side lots offered together in Strathearn, totaling 84' x 129'. Both properties are currently usable as rentals, providing holding income while securing long-term land value in a mature neighbourhood. 9232 is a solid bungalow with a functional main floor layout and a fully finished basement with separate entry. The main level offers a large living room, eat-in kitchen, three bedrooms, and a full bath. The basement includes a second kitchen, family room, bedroom, bathroom, and laundry, making it suitable for an in-law or secondary suite configuration. Updates have been completed over the years, including furnace (2017), hot water tank (2018), insulation upgrades, solar panels, flooring, bathroom improvements, and a new garage door (2025). Double detached garage off the paved alley. Less than 5 minutes to Downtown. (id:6769)

**Family room** Measurements not available

**Bedroom 4** Measurements not available

**Second Kitchen** Measurements not available

**Laundry room** Measurements not available

**Living room** Measurements not available

**Kitchen** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

**Bedroom 3** Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

**Ahmad Sai**  
RE/MAX RIVER CITY

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net