

## \$434,900 - 15119 86 Street, Edmonton

MLS® #E4456379

**\$434,900**

3 Bedroom, 3.00 Bathroom, 1,943 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

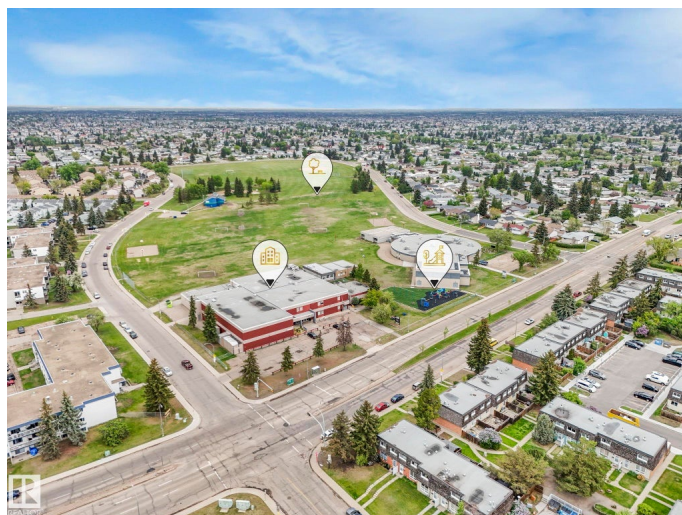
Step into a home where family memories are waiting to be made. Nestled on a peaceful cul-de-sac in Evansdale. This two storey gem combines comfort and space. Sunlight fills every corner of the bright , open conceived living area, perfect for daily life and entertaining. The kitchen features a charming eating nook for casual breakfast or weekend chats. The library/office adds warmth and charm with it's wood burning fireplace perfect for reading or studying. Upstairs the primary bedroom is a true retreat, complete with a spacious walk in closet and ensuite. Two other bedrooms and a full bath provide comfort and privacy for the whole family. The finished basement is perfect for family fun with a family room, wet bar and sauna for relaxation. The basement also has a laundry room and newer furnace. Step through the attached breezeway, complete with two skylights and a built in BBQ. Close to parks, schools, shopping and minutes to downtown. Find a perfect balance of community, convenience and lifestyle.

Built in 1972

### Essential Information

MLS® # E4456379

Price \$434,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,943
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15119 86 Street
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5X5

### Amenities

Amenities	Barbecue-Built-In, Detectors Smoke, No Animal Home, No Smoking Home, Wet Bar
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
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Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 5th, 2025
Days on Market	2
Zoning	Zone 02

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Listing information last updated on September 7th, 2025 at 3:48pm MDT