

\$575,000 - 6712 86 Avenue, Edmonton

MLS® #E4443273

\$575,000

4 Bedroom, 3.00 Bathroom, 1,187 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Beautiful home offering 4 bedrooms (3 up, 1 down) and 3 full bathrooms. Every detail has been thoughtfully designed, including a oversized double garage and parking for two additional vehicles. Inside, you'll find high-end finishes throughout: soft-close cabinetry, quartz countertops, stainless steel appliances, polished tile, and textured ceilings. Mechanical updates include a new furnace (2020) and a high-efficiency, direct vent hot water tank. The basement features a large bedroom and full bath—perfect for guests or extended family. Enjoy the south-facing front yard and a beautifully landscaped backyard—all on a spacious 46.5' x 130' lot. Located in vibrant Kenilworth, you're steps to parks, playgrounds, top-rated schools, an outdoor rink, community league, and just minutes from Capilano Mall and Bonnie Doon LRT station.

Built in 1964

Essential Information

MLS® #	E4443273
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,187
Acres	0.00



Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6712 86 Avenue
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 2G6

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 19th, 2025
Days on Market	5
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 June 24th, 2025 at 2:47pm MDT