

## \$412,900 - 15119 86 Street, Edmonton

MLS® #E4456379

**\$412,900**

3 Bedroom, 3.00 Bathroom, 1,943 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

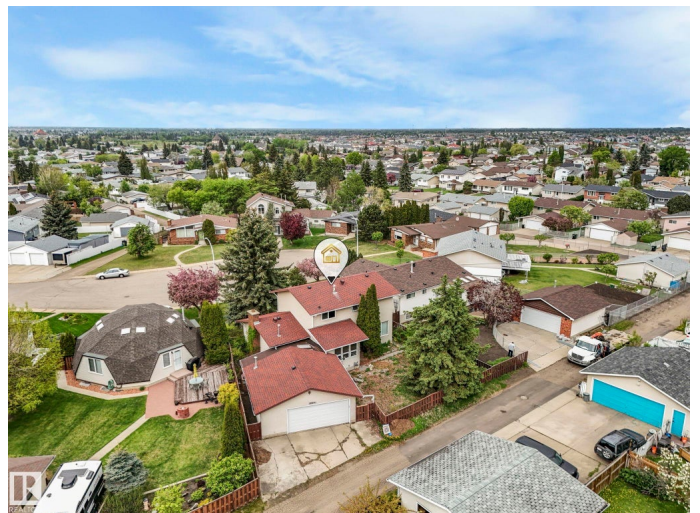
Step into a home where family memories are waiting to be made. Nestled on a peaceful cul-de-sac in Evansdale. This two storey gem combines comfort and space. Sunlight fills every corner of the bright , open conceived living area, perfect for daily life and entertaining. The kitchen features a charming 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 \$412,900



|                |                        |
|----------------|------------------------|
| 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 |
|----------|----------------------------|

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 39                  |
| Zoning         | Zone 02             |

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Listing information last updated on October 14th, 2025 at 3:47pm MDT