

## \$469,000 - 15119 86 Street, Edmonton

MLS® #E4437638

**\$469,000**

3 Bedroom, 3.00 Bathroom, 1,943 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

This may be the house you are searching for. 1942 sq foot 2 storey home nestled in a picturesque cul-de-sac. The primary bedroom is generously sized and features a walk-in closet along with a convenient two-piece ensuite. The second level is completed by two additional bedrooms and a well appointed bathroom. On the main level, you will find a welcoming living room, dining room equipped with a built-in china cabinet, a bathroom, and a kitchen that boasts a charming eating nook. Additionally the impressive library, complete with a wood-burning fireplace - perfect for cozy evening. Lower level offers a family room with a wet bar and a expansive bathroom featuring a sauna. Attached breezeway with two skylights and shutter enhance the property's appeal, while a built-in BBQ adds to the entertaining potential. The insulated double garage provides ample storage. The back yard is adorned with beautiful trees, creating a tranquil retreat. Situated in Evandale area near shopping, parks and schools.

Built in 1973

### Essential Information

MLS® # E4437638

Price \$469,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,943
Acres	0.00
Year Built	1973
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 Opener, Stove-Electric, Vacuum System Attachments, 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	May 21st, 2025
Days on Market	59
Zoning	Zone 02

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