

## \$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	12
Zoning	Zone 18

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