

## \$369,999 - 11738 86 Street, Edmonton

MLS® #E4432358

**\$369,999**

4 Bedroom, 2.00 Bathroom, 1,106 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

RENOVATIONS GALORE!! School at the end of the block!! VERY well kept, 4-BEDROOM home with a SEPARATE ENTRANCE to a fully equipped 1 bedroom suite featuring a 2ND KITCHEN, Updated full bath & good sized living room. The main floor includes an updated bath and kitchen with NEW stainless steel appliances!! Major updates: CENTRAL A/C (2017), shingles on home & garage (2017), chimney (2020), Previously upgraded furnace, HWT, siding, windows, and 100 amp electrical service. Step outside to a large, fully fenced yard complete with a garden and an extra storage shed. The insulated, over-sized single garage offers great storage, a garage door opener as well as extra parking on the outsideâ€”perfect for a large truck, extra vehicles or guests. A solid, move-in-ready home with over 1700 sqft of living space and tons of potential!!

Built in 1943

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432358  |
| Price          | \$369,999 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,106     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1943                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11738 86 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3J8             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Parking-Extra                   |
| Parking   | Rear Drive Access, Single Garage Detached, See Remarks |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Commercial, Fenced, Landscaped, Level Land, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 23rd, 2025 |
|-------------|------------------|

Days on Market 8

Zoning Zone 05

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Listing information last updated on May 1st, 2025 at 6:32pm MDT