

## \$459,900 - 14420 86 Street, Edmonton

MLS® #E4433848

**\$459,900**

5 Bedroom, 2.50 Bathroom, 1,140 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

This home is perfect for families seeking a spacious and comfortable living space with ample amenities. The large windows throughout the house allow for plenty of natural light, creating a warm and inviting atmosphere. The open concept design on the main level makes it ideal for entertaining guests or enjoying family gatherings. The walkout basement not only offers additional living space but also provides easy access to the large backyard, where children can play freely, adults can enjoy the gazebo and gardening enthusiasts can cultivate their green space. The potential for a separate basement suite adds versatility, making it suitable for extended family, guests, or rental income. Living in Evandale means being part of a friendly community with convenient access to nearby Londonderry and Northgate mall, schools and efficient public transportation. This 5 bedroom 3 bath home is the perfect blend of comfort and convenience making it a must see for anyone looking to settle in a thriving neighborhood.

Built in 1971

### Essential Information

MLS® # E4433848

Price \$459,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,140                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14420 86 Street |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3C7         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Walkout Basement                   |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stucco                             |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 3             |
| Zoning         | Zone 02       |

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