

## \$439,999 - 15123 86 Street, Edmonton

MLS® #E4440142

**\$439,999**

4 Bedroom, 2.50 Bathroom, 1,276 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

This pleasing ONE-OWNER home has been meticulously crafted with love and care. It offers abundant storage and lots of natural light throughout. The main level features three bedrooms and two baths, the lower level includes an additional bedroom and a bathroom with a jetted bathtub. The property boasts not one but two fireplaces, one gas fireplace upstairs plus a wood fireplace on the lower level. A stunning three season sun-room features three sky lights with a perfect space to relax and enjoy the surroundings. Equipped with a high efficiency boiler system, this home provides cost savings. The lower level thoughtfully designed with an excellent setup for an in-law-suite, and the recreational is ideal for game - nights. The beautifully landscaped yard is perfect for avid gardeners. Situated in a quiet, well-maintained cul-de-sac, this remarkable residence is conveniently located near downtown, schools, parks, and transportation options - making it an ideal place to raise your family.

Built in 1972

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4440142  |
| Price    | \$439,999 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,276                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15123 86 Street |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 5X5         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | No Smoking Home        |
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Garage Opener, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | See Remarks   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Through Road, Schools, |

|              |  |
|--------------|--|
|              | Shopping Nearby, Treed Lot, Vegetable Garden |
| Roof         | Asphalt Shingles                             |
| Construction | Wood, Brick                                  |
| Foundation   | Concrete Perimeter                           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 02        |

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Listing information last updated on June 17th, 2025 at 6:32am MDT