

## \$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	17
Zoning	Zone 02

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