

## **\$459,000 - 6824 86 Avenue, Edmonton**

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MLS® #E4427526

**\$459,000**

4 Bedroom, 2.00 Bathroom, 1,152 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

This charming 1150 sq.ft. home in the desirable Kenilworth neighborhood boasts 3+1 bedrooms and 2 full baths. The spacious layout features large vinyl windows that let in plenty of natural light. Enjoy the magic of natural wood fireplace on the main floor. The home faces south, ensuring plenty of sunshine throughout the day. The basement is fully finished with one good size bedroom and extra large Family Room with gas fireplace. The expansive yard is perfect for outdoor enthusiasts, filled with perennials, fruit trees, and shrubs. Built in 1968 with pride of ownership has had several upgrades over the years including a kitchen and a roof (2014), garage roof (2020), basement flooring, microwave hood fan, and bedroom blinds (2024). The oversized detached single garage detached offers plenty of room for 2 midsize cars and outdoor RV stall. Located near all amenitiesâ€”medical facilities, entertainment, and three schoolsâ€”this property offers the perfect blend of comfort and convenience in a great neighborhood.



Built in 1962

### **Essential Information**

MLS® #                    E4427526

Price                      \$459,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6824 86 Avenue
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0K2

### **Amenities**

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Over Sized, Single Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. James School K-9
Middle	Westminster School 7-9
High	McNally School 10-12

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	7
Zoning	Zone 18

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