

\$459,000 - 3431 86 Street, Edmonton

MLS® #E4434627

\$459,000

4 Bedroom, 2.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

Welcome to your next chapter in this charming and spacious 1,200 sq ft bungalow – the ideal blend of comfort, convenience, and potential! Nestled in a family-friendly neighbourhood close to schools, Costco, Town Center, Grey Nuns Hospital, parks, and more, this home offers unbeatable access to everyday essentials. Step inside to an open-concept main floor with a bright, welcoming living space, three generously sized bedrooms, including a primary suite with a 2-piece ensuite, and a common full main bath. Downstairs, enjoy the bonus of a fourth bedroom, a cozy family room, den, and a partially finished bar – a fantastic space to entertain or unwind. With major updates already taken care of, this home is move-in ready. All that’s left is your personal touch. Whether you’re a first-time buyer, growing family, or savvy investor, this is a smart opportunity to own a solid home with room to grow. Come see the potential – your future starts here!

Built in 1972

Essential Information

MLS® # E4434627

Price \$459,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,239 |
| Acres | 0.00 |
| Year Built | 1972 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3431 86 Street |
| Area | Edmonton |
| Subdivision | Richfield |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6K 0H5 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Greenhouse, No Smoking Home |
| Parking | Single Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |

| | |
|--------------|---------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 34 |
| Zoning | Zone 29 |

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