

## \$449,900 - 19020 86 Avenue, Edmonton

MLS® #E4453035

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,311 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Welcome to Aldergrove! This beautifully maintained family home sits on a corner lot in a charming West end community. Just minutes from West Edmonton Mall with quick access to the Anthony Henday and Whitemud Drive. Enjoy the oversized heated garage with RV parking, perfect for extra vehicles, hobbies, or storage. Other features include central A/C and a low-maintenance courtyard-style backyard which makes a great spot for relaxing or gathering with friends. Close by to many schools, parks, and easy public transit, this is a fantastic community for any family. Some photos have been virtually staged.

Built in 1983

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453035               |
| Price          | \$449,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,311                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 19020 86 Avenue |
| Area        | Edmonton        |
| Subdivision | Aldergrove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 1Y4         |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Skylight     |
| Parking   | Double Garage Detached, Over Sized, RV Parking |

### Interior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Microwave Hood Fan-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                     |
| Stories           | 4                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                                |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Stucco, Vinyl                                                                               |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Asphalt, Stucco, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                                         |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Aldergrove School |
|------------|-------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 80                |

Zoning

Zone 20

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Listing information last updated on November 2nd, 2025 at 4:02pm MST