

## \$529,000 - 3431 86 Street, Edmonton

MLS® #E4431232

**\$529,000**

4 Bedroom, 2.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

Welcome to your fresh start! This charming 1200 sq ft bungalow is more than just a house â€” it's the perfect place to begin your next chapter. With a few touch ups, itâ€™s ready to shine even brighter, but the essentials are already here: a warm and inviting layout, a family-friendly neighbourhood, and unbeatable proximity to everything you need â€” schools, shopping centers, amenities, a hospital, churchâ€” you name it! The main floor features an open-concept living area, 3 spacious bedrooms, a full bath, plus a 2-piece ensuite. Downstairs, youâ€™ll find a fourth bedroom, a den, a cozy family room, and a partially finished bar â€” perfect for entertaining or relaxing. Major upgrades already done for you: Shingles â€” 2023 Furnace â€” 2023 AC â€” 2024 Window coverings & blinds â€” 2024 Basement windows â€” 2020 Flooring (main & basement room) â€” 2023 Sump pump â€” 2019 Deck â€” 2019 Fence (half) â€” 2023 This home is move-in ready with all the essential updates â€” just bring your vision and make it yours!

Built in 1972

### Essential Information

MLS® # E4431232

Price \$529,000



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 Spaces	2
Parking	Front Drive Access, 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	Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	17
Zoning	Zone 29

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Listing information last updated on May 3rd, 2025 at 7:32am MDT