

# **\$514,999 - 18611 86 Avenue, Edmonton**

MLS® #E4449772

**\$514,999**

6 Bedroom, 3.00 Bathroom, 1,509 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

This beautifully updated 2800+ sq ft bungalow in desirable Aldergrove offers central A/C, modern finishes, thoughtful upgrades, and plenty of space for the whole family. Tucked away on a quiet, tree-lined street, the home sits on a private large, south-facing lot—perfect for soaking up the sun, gardening, or hosting summer barbecues. Step inside to a bright and open layout featuring a stylish kitchen with crisp white cabinetry, quartz countertops, newer appliances, and a spacious island that flows effortlessly into the main living area. Look closely for the hidden TV in the living room! The main floor offers three generous bedrooms, including a lovely primary suite with an ensuite and excellent closet space. You™ll also love the convenience of main floor laundry. Downstairs, the fully finished basement features three additional bedrooms, a third full bathroom, a large rec room, and ample storage space. Located close to schools, parks, transit, WEM, and major commuter routes.

Built in 1975

## **Essential Information**

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Price \$514,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,509                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18611 86 Avenue |
| Area        | Edmonton        |
| Subdivision | Aldergrove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 1J3         |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking   | Double Garage Attached       |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                          |
| Stories           | 2                                                                                                                  |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Finished                                                                                                     |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stucco, Vinyl |
| Exterior Features | Fenced              |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stucco, Vinyl |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 20         |

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Listing information last updated on August 21st, 2025 at 12:47pm MDT