

## **\$324,900 - 11606 86 Street, Edmonton**

MLS® #E4451775

**\$324,900**

3 Bedroom, 1.50 Bathroom, 1,047 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Start a love affair with this cherished residence rich in heritage charm & character! Adorned by an oversized front porch, the notion of historical beauty continues as you open the front door. Glorious front living rm offers sight lines to a mature streetscape; thick with mature growth trees offering a timeless presence. Crown molding & vintage elements are hugged by an open concept flow highlighting the best west facing backyard views from an oversized dining room perfectly placed & blending all things classic with simple updated integrity. The renovated kitchen spills out to a charming deck & oversized yard boasting RV parking, greenhouse & enough room to erect a future garage or garage suite! The upper level boasts 3 bedrooms & updated main bath that calls attention to an walk in shower and separate soaker tub! The primary bedroom boasts an independent upper level balcony that flanks the front of this charming home while the basement boasts storage galore and awaits you inner designer! Welcome Home!

Built in 1912

### **Essential Information**

MLS® # E4451775

Price \$324,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,047                  |
| Acres          | 0.00                   |
| Year Built     | 1912                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11606 86 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3J6             |

### Amenities

|           |                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra |
| Parking   | No Garage, RV Parking                                                                                              |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Unfinished                                                                   |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 05          |

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Listing information last updated on August 20th, 2025 at 8:02pm MDT