

## \$433,900 - 16207 86 Avenue, Edmonton

MLS® #E4451254

**\$433,900**

4 Bedroom, 2.50 Bathroom, 1,106 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

Welcome to this spectacularly maintained bungalow, in the highly desirable west-central neighbourhood of Elmwood ! Thoughtfully updated over the years, the home features a new house roof (2023) & garage roof (2023), newer double-pane windows throughout the main level 2005. The living room is spacious & bright with gleaming hardwood flooring - the perfect place to entertain friends or relax with family. The kitchen flows seamlessly to your dining room with a massive window framing the lovely yard. 3 good sized bedrooms , master offering a 2pcs ensuite & a 4pce bathroom round out this level of the home. The basement is fully finished with massive rec room, 1 additional bedrooms & full bath. The backyard is a true retreat - extremely private and perfect for relaxing or tending to your vegetable garden. some of the upgrades are newer hot water tank, new vinyl planks in basement, new vanity and toilet in the basement . This is close schools and shopping, west Edm. public transportation and the new LRT .

Built in 1963

### Essential Information

MLS® # E4451254

Price \$433,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,106                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16207 86 Avenue |
| Area        | Edmonton        |
| Subdivision | Elmwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 4C6         |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, No Smoking Home, Vinyl Windows, Wet Bar, See Remarks |
| Parking   | Double Garage Detached, Over Sized, Rear Drive Access, RV Parking                                |

### Interior

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

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Stucco                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                        |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Elmwood, Meadowlark, Pat |
| Middle     | Pat Highest ,Hilcrest    |
| High       | F.X Japser Place high    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 22          |

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Listing information last updated on August 29th, 2025 at 3:47pm MDT