

## \$369,999 - 11738 86 Street, Edmonton

MLS® #E4432358

**\$369,999**

4 Bedroom, 2.00 Bathroom, 1,106 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

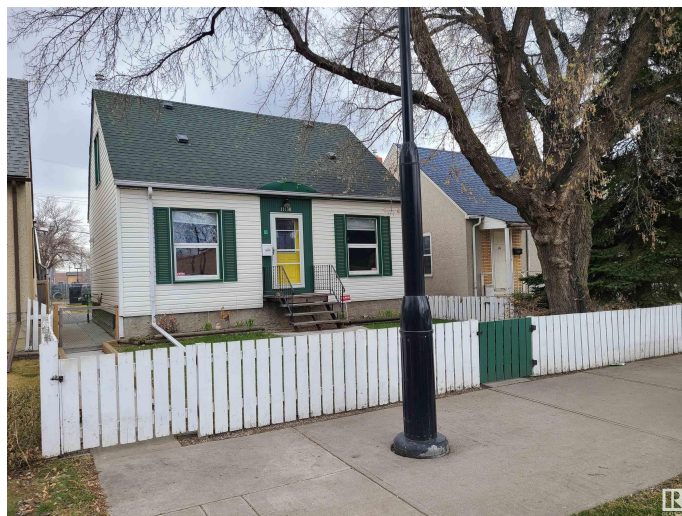
**RF1 ZONING!! RENOVATIONS GALORE!!**

School at the end of the block!! VERY well kept, 4-BEDROOM home with a SEPARATE ENTRANCE to a fully equipped 1 bedroom suite featuring a 2ND KITCHEN, Updated full bath & good sized living room. The main floor includes an updated bath and kitchen with NEW stainless steel appliances!! Major updates: CENTRAL A/C (2017), shingles on home & garage (2017), chimney (2020), Previously upgraded furnace, HWT, siding, windows, and 100 amp electrical service. Step outside to a large, fully fenced yard complete with a garden and an extra storage shed. The insulated, over-sized single garage offers great storage, a garage door opener as well as extra parking on the outsideâ€”perfect for a large truck, extra vehicles or guests. A solid, move-in-ready home with over 1700 sqft of living space and tons of potential!!

Built in 1943

### Essential Information

MLS® #	E4432358
Price	\$369,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,106



Acres	0.00
Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11738 86 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3J8

### Amenities

Amenities	Air Conditioner, Deck, Parking-Extra
Parking	Rear Drive Access, Single Garage Detached, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Commercial, Fenced, Landscaped, Level Land, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 23rd, 2025
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Days on Market 12

Zoning Zone 05

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Listing information last updated on May 5th, 2025 at 8:32pm MDT