

# **\$438,900 - 16207 86 Avenue, Edmonton**

MLS® #E4451254

**\$438,900**

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 \$438,900



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
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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	3
Zoning	Zone 22

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