

## \$529,000 - 3431 86 Street, Edmonton

MLS® #E4431232

**\$529,000**

4 Bedroom, 2.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

Welcome to your fresh start! This charming 1200 sq ft bungalow is more than just a house â€” it's the perfect place to begin your next chapter. With a few touch ups, itâ€™s ready to shine even brighter, but the essentials are already here: a warm and inviting layout, a family-friendly neighbourhood, and unbeatable proximity to everything you need â€” schools, shopping centers, amenities, a hospital, churchâ€” you name it! The main floor features an open-concept living area, 3 spacious bedrooms, a full bath, plus a 2-piece ensuite. Downstairs, youâ€™ll find a fourth bedroom, a den, a cozy family room, and a partially finished bar â€” perfect for entertaining or relaxing. Major upgrades already done for you: Shingles â€” 2023 Furnace â€” 2023 AC â€” 2024 Window coverings & blinds â€” 2024 Basement windows â€” 2020 Flooring (main & basement room) â€” 2023 Sump pump â€” 2019 Deck â€” 2019 Fence (half) â€” 2023 This home is move-in ready with all the essential updates â€” just bring your vision and make it yours!

Built in 1972

### Essential Information

MLS® # E4431232

Price \$529,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,239                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3431 86 Street |
| Area        | Edmonton       |
| Subdivision | Richfield      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 0H5        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Greenhouse, No Smoking Home |
| Parking Spaces | 2   |
| Parking        | Front Drive Access, Single Garage Detached                                    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 29          |

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Listing information last updated on April 30th, 2025 at 8:47pm MDT