

## \$449,000 - 3431 86 Street, Edmonton

MLS® #E4434627

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

Welcome to your next chapter in this charming and spacious 1,200 sq ft bungalow – the ideal blend of comfort, convenience, and potential! Nestled in a family-friendly neighbourhood close to schools, Costco, Town Center, Grey Nuns Hospital, parks, and more, this home offers unbeatable access to everyday essentials. Step inside to an open-concept main floor with a bright, welcoming living space, three generously sized bedrooms, including a primary suite with a 2-piece ensuite, and a common full main bath. Downstairs, enjoy the bonus of a fourth bedroom, a cozy family room, den, and a partially finished bar – a fantastic space to entertain or unwind. With major updates already taken care of, this home is move-in ready. All that’s left is your personal touch. Whether you’re a first-time buyer, growing family, or savvy investor, this is a smart opportunity to own a solid home with room to grow. Come see the potential – your future starts here!

Built in 1972

### Essential Information

MLS® # E4434627

Price \$449,000

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   | 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 | Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 57            |
| Zoning         | Zone 29       |

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Listing information last updated on July 1st, 2025 at 12:47pm MDT