

## \$449,000 - 15119 86 Street, Edmonton

MLS® #E4437638

**\$449,000**

3 Bedroom, 3.00 Bathroom, 1,943 sqft  
Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Welcome to this 1,943 sq foot gem nestled in a peaceful cul-de-sac in Evansdale, perfect for families or buyers looking for space and character! This charming two - storey home features a large primary suite with a walk in closet and private 2- piece ensuite. Upstairs you will find two additional bedrooms and a full bathroom ideal for growing families or guests. The main floor boasts a bright living room, formal dining room, half bath and a cozy kitchen with a breakfast nook. One of the standout features is a library /den with a wood burning fireplace - perfect for curling up with a book or entertaining in style. Downstairs you will find a fully developed basement retreat complete with a spacious family room, wet bar and a oversized bathroom featuring a relaxing sauna - your own personal spa. Bonus extras are attached breezeway with skylights, built in BBQ and lots of potential to update and make it your own. Don't miss this unique opportunity to own a home with true character , comfort and space.

Built in 1973

### Essential Information

MLS® #	E4437638
Price	\$449,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,943
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15119 86 Street
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5X5

### Amenities

Amenities	Barbecue-Built-In, Detectors Smoke, No Animal Home, No Smoking Home, Wet Bar
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, Paved Lane, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	98
Zoning	Zone 02

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