

# \$412,900 - 15119 86 St Nw, Edmonton

MLS® #E4456379

**\$412,900**

3 Bedroom, 4.00 Bathroom, 1,943 sqft

Single Family on 0.15 Acres

Evansdale, Edmonton, Alberta

Step into a home where family memories are waiting to be made. Nestled on a peaceful cul-de-sac in Evansdale. This two storey gem combines comfort and space. Sunlight fills every corner of the bright , open concept living area, perfect for daily life and entertaining. The kitchen features a charming eating nook for casual breakfast or weekend chats. The library/office adds warmth and charm with it's wood burning fireplace perfect for reading or studying. Upstairs the primary bedroom is a true retreat, complete with a spacious walk in closet and ensuite. Two other bedrooms and a full bath provide comfort and privacy for the whole family. The finished basement is perfect for family fun with a family room, wet bar and sauna for relaxation. The basement also has a laundry room and newer furnace. Step through the attached breezeway, complete with two skylights and a built in BBQ. Close to parks, schools, shopping and minutes to downtown. Find a perfect balance of community, convenience and lifestyle. (id:6289)

Built in 1972

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4456379  |
| Price     | \$412,900 |
| Bedrooms  | 3         |
| Bathrooms | 4.00      |



|                |               |
|----------------|---------------|
| Half Baths     | 2             |
| Square Footage | 1,943         |
| Acres          | 0.15          |
| Year Built     | 1972          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 15119 86 St Nw |
| Subdivision | Evansdale      |
| City        | Edmonton       |
| Province    | Alberta        |
| Postal Code | T5E5X5         |

### Amenities

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Amenities    | Playground, Public Transit, Schools, Shopping                                 |
| Features     | Cul-de-sac, Treed, Paved lane, Lane, Wet bar, No Animal Home, No Smoking Home |
| Parking      | Detached Garage                                                               |
| # of Garages | 1                                                                             |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage door opener remote(s), Stove, Washer, Window Coverings, Refrigerator |
| Heating      | Forced air                                                                         |
| Fireplace    | Yes                                                                                |
| Fireplaces   | Wood                                                                               |
| # of Stories | 2                                                                                  |
| Has Basement | Yes                                                                                |

### Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Homes & Gardens Real Estate Limited |
|----------------|-------------------------------------|



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Listing information last updated on October 22nd, 2025 at 9:31am MDT