

\$519,900 - 6812 86 St Nw, Edmonton

MLS® #E4463571

\$519,900

4 Bedroom, 2.00 Bathroom, 909 sqft
Single Family on 0.13 Acres

Argyll, Edmonton, Alberta

Your dream home ISNâ€™T about more square footage—you want a beautiful place to live and a lifestyle that takes you outdoors. In Argyll, homeowners enjoy the privacy of a low-density neighbourhood while being steps from Mill Creek Ravine and its trails. This updated bungalow sits on a quiet tree-lined street beside Argyll Park. The sunny west-facing backyard is professionally landscaped with a deck, patio, and vegetable garden. Inside, the living and dining area is warm and inviting with a wood-burning fireplace and natural light. The thoughtful kitchen features unique details like hand-painted tiles. MANY IMPROVEMENTS SINCE 2021 include sewer line and backwater valve, shingles and eavestroughs, hot water tank, furnace room drainage, new garage door, and all new appliances. Energy upgrades include newer windows, high-efficiency furnace, upgraded siding, and blown-in attic insulation. With a cozy finished basement this home offers ~1700sf, 2+2 bedrooms, 2 full baths, and a 22'—22 garage. Like new, with love. (id:6289)

Built in 1955

Essential Information

Listing #	E4463571
Price	\$519,900
Bedrooms	4



Bathrooms	2.00
Square Footage	909
Acres	0.13
Year Built	1955
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	6812 86 St Nw
Subdivision	Argyll
City	Edmonton
Province	Alberta
Postal Code	T6E2Y1

Amenities

Amenities	Vinyl Windows
Features	See remarks, Flat site, Paved lane, Subdividable lot, Lane
Parking	Detached Garage, Oversize
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer
Heating	Forced air
Fireplace	Yes
Fireplaces	Wood
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	RE/MAX Excellence
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