

## \$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	48
Zoning	Zone 29

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