

\$339,900 - 11320 86st, Edmonton

MLS® #E4444257

\$339,900

5 Bedroom, 2.50 Bathroom, 1,062 sqft
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Separate entrance & laundry! New Trane Furnace & central Air Con. This is your affordable opportunity to live centrally! Great location with a short distance to Downtown, Commonwealth Recreation centre, NAIT, Kingsway Mall, U of A LRT. This up & coming neighborhood is now being desired by investors & Downtown professionals looking for a short commute to work. Fantastic Culture in the area! Perfect for Foodies..amazing restaurants nearby! Conveniently located near groceries and local shopping. Many new windows & new updated Plumbing! Newer modern Bathrooms. Featuring vaulted Large tall windows that allow a happy light to illuminate the open concept living space. 3 bedrooms up and 2 bedrooms down in the fully finished in-law suite. Gorgeous granite counter tops, maple cabinets, new stainless appliances in kitchen, porcelain tile floor & eco bamboo floor in the basement. Very little exterior maintenance. No backyard to mow. Single detached garage. Excellent Half-Duplex neighbour.

Built in 1993

Essential Information

MLS® #	E4444257
Price	\$339,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,062
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	11320 86st
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3J1

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Vaulted Ceiling
Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 25th, 2025
Days on Market	6
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 30th, 2025 at 10:47pm MDT