

## \$649,649 - 420 86 Street, Edmonton

MLS® #E4439328

**\$649,649**

4 Bedroom, 3.50 Bathroom, 2,001 sqft  
Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

LOCATION LOCATION LOCATION is the name of the game. WALKOUT BASMENT, BACKS ONTO PARK & POND, \$100,000 of RECENT upgrades. As you walk in there's soaring 18' foot ceilings, with a beautiful west facing view of the back yard backing onto a bike/walking trail an Park with POND. Then there's ALL the recent upgrades of New shingles, Need Deck with stairs to yard, New Furnace, New Central A/C, New Quartz Counters through out home and new Luxury Vinyl Plank throughout The main floor is sooo bright with all the windows, no doom and gloom here. There's a combination kitchen / dining rm, also main floor office or another bedrm, huge main floor laundry. Then there's the Fully finished Walkout Basement with another living rm, Rec. rm, 4th bedrm, beautiful newly reno9vated bathrm and lot's of storage space. Upstairs there are two good sized bedrooms, the Master is Huge with a walk in closet and a separate soaker tub and shower too. This Cul da sac home is Ready to Move in, with all these upgrades, & best location



LOCATION, LOCATION, LOCATION ..... over 2000 Sq.ft. 2 Storey home with an Additional Fully Finished Walkout Basement with Rec rm, 4th Bedrm & bathrm is Backing Onto a Pond & Park with bike/walking trails



Built in 2003

### Essential Information

MLS® #	E4439328
Price	\$649,649

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	420 86 Street
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A3

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached, Insulated
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Water Conditioner, Water Softener, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Fiberglass
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Jan Reimer, Father Michael
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**Additional Information**

Date Listed	May 27th, 2025
Days on Market	10
Zoning	Zone 53

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