

## \$399,900 - 18916 86a Avenue, Edmonton

MLS® #E4448408

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,078 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Easy living in awesome Aldergrove!! with all of it's amennities including WEST EDMONTON MALL and incredibly quick access to Henday to all parts of the city. Live comfortably with 3 full baths. The main level features vaulted ceilings and the upper level features two spacious bedrooms, both with walk-in closets. The third level is at ground level, with a walk out to the patio in the fully fenced backyard; large family room; third bedroom and the SPA like bath. This functional home has tremendous value. Come see for yourself what this your next home has to offer!

Built in 1983

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448408               |
| Price          | \$399,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,078                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 18916 86a Avenue |
| Area        | Edmonton         |
| Subdivision | Aldergrove       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 4X8          |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

## Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

## Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                             |
| Exterior Features | Fenced, Fruit Trees/Shrubs, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Brick, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 20         |

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT