

## \$425,000 - 16210 86 Avenue, Edmonton

MLS® #E4429805

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,057 sqft  
Single Family on 0.00 Acres

Elmwood, Edmonton, AB

Welcome to this beautifully upgraded character bungalow, ideally located in West Edmonton—just minutes from top-rated schools, WEM, a variety of shops & restaurants. Whether you're raising a family or looking for your forever home, this property offers comfort, functionality & lifestyle. The main floor features an open-concept layout with a chef's kitchen designed for both cooking & entertaining, complete with quality finishes & great flow. Enjoy the spacious primary suite, which combines two bedrooms into one, along with a second bedroom on the main level. Downstairs, discover the ultimate hangout space—featuring a cozy TV area, game room, stylish bar, wine cellar, additional bedroom & full bathroom—perfect for guests or extended family. Step outside to a large backyard with room for RV parking, extra cars, a hot tub & a covered patio. Yard is pre-wired for a 240V hot tub outlet. This home is move-in ready—an amazing opportunity combining comfort, value & a perfect location!

Built in 1964

### Essential Information

MLS® #	E4429805
Price	\$425,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	16210 86 Avenue
Area	Edmonton
Subdivision	Elmwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4C7

### **Amenities**

Amenities	Bar, Fire Pit, No Animal Home, No Smoking Home, Patio, Wet Bar
Parking Spaces	4
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Patricia Heights
Middle	Hillcrest
High	Jasper Place

**Additional Information**

Date Listed	April 9th, 2025
Days on Market	6
Zoning	Zone 22

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