

# **\$564,999 - 18611 86 Avenue, Edmonton**

MLS® #E4443399

**\$564,999**

6 Bedroom, 3.00 Bathroom, 1,509 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

This beautifully updated 2800+ sq ft bungalow in desirable Aldergrove offers central A/C, modern finishes, thoughtful upgrades, and plenty of space for the whole family. Tucked away on a quiet, tree-lined street, the home sits on a private large, south-facing lot—perfect for soaking up the sun, gardening, or hosting summer barbecues. Step inside to a bright and open layout featuring a stylish kitchen with crisp white cabinetry, quartz countertops, newer appliances, and a spacious island that flows effortlessly into the main living area. Look closely for the hidden TV in the living room! The main floor offers three generous bedrooms, including a lovely primary suite with an ensuite and excellent closet space. You™ll also love the convenience of main floor laundry. Downstairs, the fully finished basement features three additional bedrooms, a third full bathroom, a large rec room, and ample storage space. Located close to schools, parks, transit, WEM, and major commuter routes.

Built in 1975

## **Essential Information**

MLS® # E4443399

Price \$564,999



Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,509
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	18611 86 Avenue
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1J3

### Amenities

Amenities	Air Conditioner
Parking	2 Outdoor Stalls, Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 20th, 2025  
Days on Market      24  
Zoning                Zone 20

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 July 14th, 2025 at 12:03pm MDT