

Courtesy Of Nooran Ostadeian Of RE/MAX Elite

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

MLS® #E4429805

**\$425,000**

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

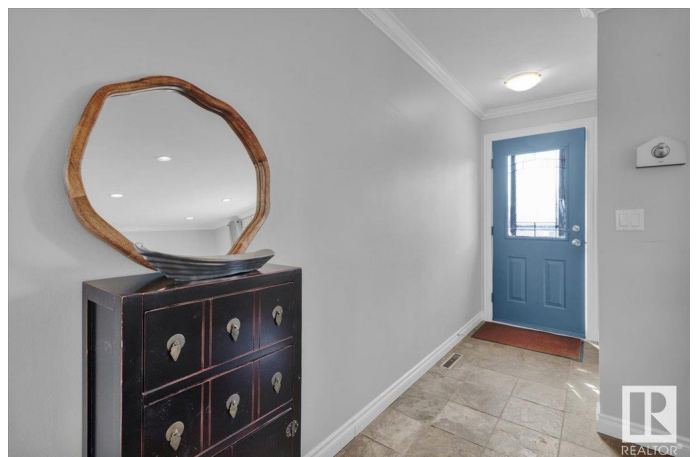
Elmwood, Edmonton, AB

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 | 10              |
| Zoning         | Zone 22         |

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Listing information last updated on April 19th, 2025 at 8:32pm MDT