

# **\$574,999 - 18611 86 Avenue, Edmonton**

MLS® #E4443399

**\$574,999**

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 \$574,999



|                |                        |
|----------------|------------------------|
| 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        13  
Zoning                    Zone 20

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