

## **\$435,000 - 18820 86a Avenue, Edmonton**

MLS® #E4457480

**\$435,000**

4 Bedroom, 3.00 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Welcome home to Aldergrove! This well-kept 4-level split offers 4 bedrooms, 3 rooms upstairs including a full primary ensuite with shower. Bright and welcoming, the main level features a large living room with huge windows. The full finished third level offers a spacious family room with wood-burning fireplace, another full bathroom and fourth bedroom. The functional layout with newly updated grading around the home (not shown in photos) provides plenty of space for families or shared living. Enjoy the detached double garage with an extra-tall overhead door, perfect for trucks, tools, or added storage. Additional highlights include a partially finished basement with a brand new hot water tank and potential, for a future rec room or home office. Located on a generous lot with mature trees, with recently added grading around the house, huge shed and backyard, close to all amenities. new LRT and West Edmonton Mall, this home is ideal for buyers seeking value, space, and versatility.

Built in 1984

### **Essential Information**

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Price \$435,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,192                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18820 86a Avenue |
| Area        | Edmonton         |
| Subdivision | Aldergrove       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 4X9          |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Parking-Extra, R.V. Storage |
| Parking   | Double Garage Detached      |

### Interior

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

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                 |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 53                   |
| Zoning         | Zone 20              |

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Listing information last updated on November 4th, 2025 at 3:47am MST