

## \$339,900 - 11320 86st, Edmonton

MLS® #E4444257

**\$339,900**

5 Bedroom, 2.50 Bathroom, 1,062 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Separate entrance & laundry! New Trane Furnace & central Air Con. This is your affordable opportunity to live centrally! Great location with a short distance to Downtown, Commonwealth Recreation centre, NAIT, Kingsway Mall, U of A LRT. This up & coming neighborhood is now being desired by investors & Downtown professionals looking for a short commute to work. Fantastic Culture in the area! Perfect for Foodies..amazing restaurants nearby! Conveniently located near groceries and local shopping. Many new windows & new updated Plumbing! Newer modern Bathrooms. Featuring vaulted Large tall windows that allow a happy light to illuminate the open concept living space. 3 bedrooms up and 2 bedrooms down in the fully finished in-law suite. Gorgeous granite counter tops, maple cabinets, new stainless appliances in kitchen, porcelain tile floor & eco bamboo floor in the basement. Very little exterior maintenance. No backyard to mow. Single detached garage. Excellent Half-Duplex neighbour.

Built in 1993

### Essential Information

MLS® # E4444257

Price \$339,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,062
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	11320 86st
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3J1

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Vaulted Ceiling
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	11
Zoning	Zone 05

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