

## \$465,000 - 13820 86 Street, Edmonton

MLS® #E4454477

### \$465,000

4 Bedroom, 2.50 Bathroom, 1,385 sqft  
Single Family on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

PRIDE OF OWNERSHIP is evident throughout this well maintained fully finished bilevel with SEPARATE ENTRANCE and triple car detached garage on a MASSIVE lot! On the main floor you will find spacious living room, 3 bedrooms, full bath and half bath in the primary bedroom. Downstairs you have a bright living space with bar, a SECOND KITCHEN, laundry, large bedroom and full bath that is perfect to enjoy with family, friends and guests. Outside you have an attached bonus space, triple car garage, RV parking, lots of room for gardening & storage space. Newer roof, windows & more! Located near Northgate mall, public transit, and schools. Make your move today!

Built in 1970

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454477  |
| Price          | \$465,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,385     |
| Acres          | 0.00      |
| Year Built     | 1970      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 13820 86 Street       |
| Area        | Edmonton              |
| Subdivision | Northmount (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 3C1               |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | No Smoking Home                                       |
| Parking   | Rear Drive Access, RV Parking, Triple Garage Detached |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Stories           | 2                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Finished                                                                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Brick, Vinyl       |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Brick, Vinyl       |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 50                |
| Zoning         | Zone 02           |

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Listing information last updated on October 11th, 2025 at 5:32pm MDT