

# \$575,000 - 6712 86 Avenue, Edmonton

MLS® #E4443273

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,187 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Beautiful home offering 4 bedrooms (3 up, 1 down) and 3 full bathrooms. Every detail has been thoughtfully designed, including a oversized double garage and parking for two additional vehicles. Inside, you'll find high-end finishes throughout: soft-close cabinetry, quartz countertops, stainless steel appliances, polished tile, and textured ceilings. Mechanical updates include a new furnace (2020) and a high-efficiency, direct vent hot water tank. The basement features a large bedroom and full bath—perfect for guests or extended family. Enjoy the south-facing front yard and a beautifully landscaped backyard—all on a spacious 46.5' x 130' lot. Located in vibrant Kenilworth, you're steps to parks, playgrounds, top-rated schools, an outdoor rink, community league, and just minutes from Capilano Mall and Bonnie Doon LRT station.

Built in 1964

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443273  |
| Price          | \$575,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,187     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1964                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6712 86 Avenue |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 2G6        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                           |

### Interior

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 18         |

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