

## \$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 provides plenty of space for families or shared living. Enjoy the convenience of a detached double garage with an extra-tall overhead door, perfect for trucks, tools, or added storage. Additional highlights include a partially finished basement with potential, for a rec room or home office. Located on a generous lot with mature trees, huge shed and backyard potential, close to all amenities and West Edmonton Mall, this home is ideal for buyers seeking value, space, and versatility.

Built in 1984

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457480  |
| 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 4

Zoning Zone 20

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Listing information last updated on September 16th, 2025 at 8:32am MDT