

## **\$474,900 - 4219 86 Street, Edmonton**

MLS® #E4451247

**\$474,900**

4 Bedroom, 2.00 Bathroom, 1,287 sqft

Single Family on 0.00 Acres

Tweddle Place, Edmonton, AB

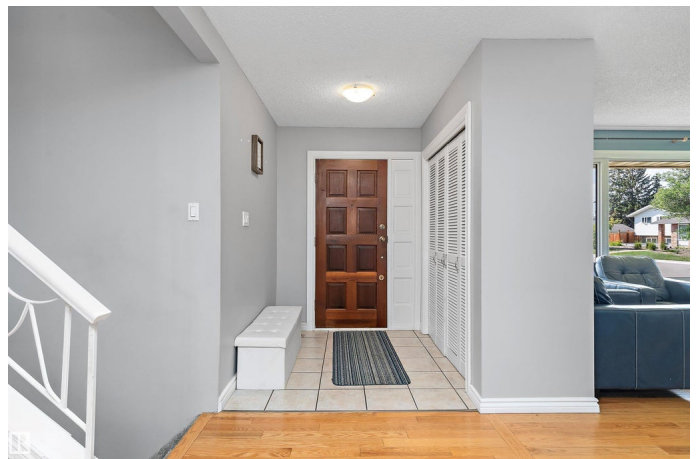
This 1286 sq.ft. home offers 3 bedrooms up and 1 down, plus 2 full bathrooms. Things that the owners love about their home: WALKING DISTANCE TO SCHOOLS, close to walking/biking trails, easy access to the Whitemud and Henday, 10 minute drive to downtown, easy access to public transit, being in a QUIET LOW TRAFFIC CUL-DE-SAC, close to all amenities, and living in a HIGHLY DESIRABLE NEIGHBOURHOOD. Some things that new owners may appreciate: CENTRAL AIR CONDITIONING and FURNACE \$13,000 June 2025, FRIDGE 6 months ago, dishwasher 2 yrs, washer/dryer 2 years (\$5500 for appliances). Other items in last 8 years: deck \$5000, sod replacement \$5000, countertops \$1200, eavestroughs \$1200, garage opener \$500. In the 8 years they have owned the home, the sellers have invested about \$31,400. Shingles were done just before they bought 8 years ago, garage shingles about 16 yrs ago. Garage has some shingles lifting. When heatwaves happen, the AC will make your home more comfortable and sleep more restful for your family.

Built in 1975

### **Essential Information**

MLS® # E4451247

Price \$474,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,287
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4219 86 Street
Area	Edmonton
Subdivision	Tweddle Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1E4

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, No Through Road, Playground

	Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Malcolm Tweddle
Middle	Edith Rogers
High	J. Percy Page

### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	1
Zoning	Zone 29

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Listing information last updated on August 6th, 2025 at 7:47pm MDT