

## \$249,900 - 12009 86 Street, Edmonton

MLS® #E4424549

**\$249,900**

2 Bedroom, 1.00 Bathroom, 786 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Welcome home to this 2 bedroom, 1 bath bungalow. The bright open floor plan flows seemingly from room to room. The home is very well maintained with many recent upgrades. In the kitchen you will find plenty of counter space as well as newer appliances. The home bursts with charm, original hardwood floors, vaulted ceiling and bright bedrooms. Updates include: BRAND NEW VINYL SIDING, NEW EAVESTROUGHS, BRAND NEW WASHER DRYER, NEW light fixtures, NEW chain link fence and some windows have been recently replaced. The HUGE backyard has a mature garden with seasonal perennials as well as garden boxes. Two additional storage sheds outside as well as room for RV PARKING. This home is a true gem—well cared for, full of character, and ready for you to enjoy!

Built in 1936

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424549  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 786       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1936                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12009 86 Street |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3K5         |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Detectors Smoke |
| Parking   | RV Parking      |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 52              |
| Zoning         | Zone 05         |

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