

\$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

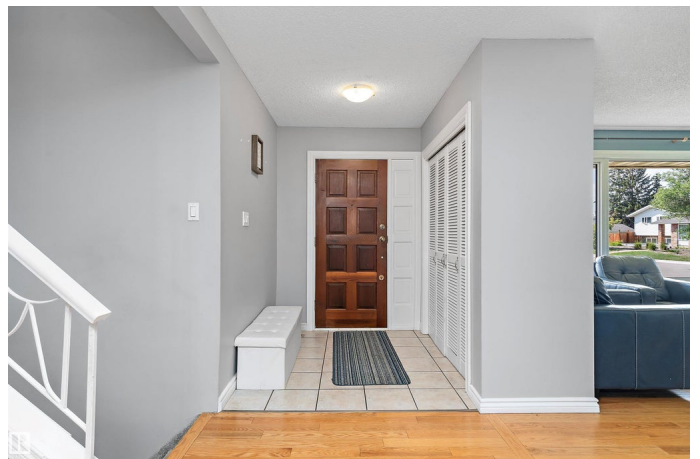
This 1286 sq.ft. home offers 3 bedrooms up and 1 down, plus 2 full bathrooms. Things that the owners love about their home: WALKING DISTANCE TO SCHOOLS, close to walking/biking trails, easy access to the Whitemud and Henday, 10 minute drive to downtown, easy access to public transit, being in a QUIET 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 + 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 replaced in 2022 \$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, enjoy the comfort of AC and the more restful sleep you and your family will enjoy.

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	6
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 11th, 2025 at 12:02pm MDT