

\$449,000 - 3431 86 Street, Edmonton

MLS® #E4434627

\$449,000

4 Bedroom, 2.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

Welcome to your next chapter in this charming and spacious 1,200 sq ft bungalow – the ideal blend of comfort, convenience, and potential! Nestled in a family-friendly neighbourhood close to schools, Costco, Town Center, Grey Nuns Hospital, parks, and more, this home offers unbeatable access to everyday essentials. Step inside to an open-concept main floor with a bright, welcoming living space, three generously sized bedrooms, including a primary suite with a 2-piece ensuite, and a common full main bath. Downstairs, enjoy the bonus of a fourth bedroom, a cozy family room, den, and a partially finished bar – a fantastic space to entertain or unwind. With major updates already taken care of, this home is move-in ready. All that’s left is your personal touch. Whether you’re a first-time buyer, growing family, or savvy investor, this is a smart opportunity to own a solid home with room to grow. Come see the potential – your future starts here!

Built in 1972

Essential Information

MLS® # E4434627

Price \$449,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,239
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3431 86 Street
Area	Edmonton
Subdivision	Richfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0H5

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Greenhouse, No Smoking Home
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 5th, 2025
Days on Market	66
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 July 10th, 2025 at 2:18pm MDT