

## \$399,900 - 10112 86 Avenue, Edmonton

MLS® #E4447522

**\$399,900**

3 Bedroom, 2.00 Bathroom, 847 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Solid bungalow home across King Edward School in the heart of Strathcona. Located on a quiet no-through-traffic street, This character home boasts 846 sqft, 2+1 bedrooms, 2 full baths. Newer vinyl windows and front entry door; Newer vinyl plank flooring throughout main floor. Sunny living room has a large south facing window. TWO good sized bedrooms plus 4 pc main bath with newer tiled wall. Good sized kitchen has loads of cabinetry and an eat-in dining area. Basement has a wet-bar, an extra bedroom and 3 pc bath. Newer furnace & hot water tank. Walking distance to Schools, Strathcona Spray Park, Farmer's Market & Whyte Ave. Easy commute to UofA and downtown. A lovely 33'X115' lot with SOUTH facing front exposure with great redevelopment potential.

Built in 1947

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447522  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 847       |
| Acres          | 0.00      |
| Year Built     | 1947      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10112 86 Avenue |
| Area        | Edmonton        |
| Subdivision | Strathcona      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 2M1         |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Single Garage Detached                                |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### Exterior

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

### School Information

|            |                        |
|------------|------------------------|
| Elementary | King Edward School     |
| Middle     | Academy at King Edward |
| High       | Academy at King Edward |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 13th, 2025 |
|-------------|-----------------|

Days on Market 66

Zoning Zone 15

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Listing information last updated on September 17th, 2025 at 10:47am MDT